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PLANNING AND ZONING MEETING MINUTES

Opened meeting at 6:10pm, April 26, 2022

- **Commission Attendees:** Danita Hinton, Tony Reinhardt Ryan Allred, Lynn Hamilton
- **Guest Attendees:** Deb Herron, Paul Reinhardt Jr., Marc Bowles, Jasmine Reinhardt, Cody Ivie

Agenda Items:

1. Prayer by Tony Reinhardt, Pledge
2. 4-11-2022 Meeting Minutes accepted by unanimous vote.
3. Variance Application - Marc Bowles
 - a. Marc presented the variance request to erect a metal building that extends to the property line. The building would have a 5 foot breezeway between the existing house and a 4 foot breezeway between the existing garage.
 - b. Discussed site lines for intersection and children. No major restriction is found that doesn't already exist
 - c. Danita presented how a business on the property could not be restricted from building to the property line due to commercial zoning. However, the property falls under Residential zoning because of its changed use and is now restricted by the zoning setbacks.
 - i. Marc explained that to change his property to a commercial operation would almost double his taxes.
 - d. Danita discussed the set back ordinance and felt the restriction should be upheld.
 - i. Expressed the rules should apply to everyone and felt this was not justification for granting the variance.
 - ii. Asked if Marc would consider compromising for a smaller building so it does not go to the property line.
 - e. Tony proposed moving the building 2 feet off of the property line and narrowing the breezeway between the proposed structure and current house to 3 feet. Marc Bowles accepted
 - i. Motion made to recommend the variance to the city council based on the above conditions.
 - ii. Motion carried 2 to 1. Lynn and Tony voted yes, Danita voted no.
 - iii. Ryan abstained from voting so no action could be taken due to a lack of voting members.
4. Variance Application - Paul Reinhardt Jr.
 - a. Paul presented the variance request to build a single family home on the NW cul-de-sac property of N 450 E. with the corners of the house going over the setbacks.
 - b. Paul explained only the north and west side corners of the house would cross over the setback lines.
 - c. Commission reviewed and voted unanimously to recommend the variance to city council.
 - i. Tony abstained from voting.
5. Open Session
 - a. Cody Ivie, City councilman requested the following list of land use issues be researched to address the affordable housing issues in our City. He would like planning and zoning to make recommendations to the city council as an administrative assignment from the City Council.
 - i. Residential zoning needing to be changed to C-1 zoning. For example, the properties across from the jail and courthouse.
 - ii. Residential Agricultural RA zone frontage being changed from 100' to 50'.
 - iii. Relax the Residential zoning requirements for primary residences within a C-1 zone.
 - iv. Cul-de-sac setbacks

- v. Accessory Dwelling Units. Address what is allowed and how the city can recoup the impact costs of added infrastructure use.
 - vi. Tiny Homes. Should there be different lot sizes allowed? Different zoning?
 - vii. RV parks and Trailer Parks.
 - b. Deb offered to help us with the ordinance wording.
 - c. Danita and Tony discussed marketing these discussion to the public to encourage more involvement.
 - d. Cody suggested working on a few items at a time instead of in a big chunk.
 - i. Danita and Tony agreed to work on the C-1 zoning changes and RA setback changes first.
6. Adjournment at 7:42pm by unanimous vote.

Action Items:

- **Danita:** recommend to city council the variance of Marc Bowles with the adjustment of moving the proposed building 2 feet off of the property line and narrowing the breezeway between the proposed structure and current house to 3 feet.
- **Danita:** recommend to city council the variance of Paul Reinhardt Jr.
- **Danita:** include the list of land use items above and voting for a commission chairman on the next agenda.

Motions:

1. Motion made by Ryan to approve meeting minutes 4-11-2022, seconded by Tony, vote unanimous.
2. Motion made by Tony to recommend Marc Bowles variance with the with the adjustment of moving the proposed building 2 feet off of the property line and narrowing the breezeway between the proposed structure and current house to 3 feet. Seconded by Lynn. Motion carried 2 to 1. Ryan abstained from voting.
3. Motion made by Danita to recommend Paul Reinhardt Jr variance. Seconded by Lynn. Vote unanimous. Tony abstained from voting.
4. Motion made by Tony at 7:42pm to adjourn, seconded by Danita, vote unanimous.