

CITY OF TIOGA
Planning & Zoning
Commission Meeting Minutes
June 15, 2017

A meeting of the Planning & Zoning Commission of the City of Tioga was called to order at 6:30 p.m. on Thursday, June 15, 2017 at the Tioga City Hall, by Planning & Zoning Commission President Travis Wittman.

PRESENT: Planning & Zoning Commission President Travis Wittman and Commission members Don Zacharias, Barry Ramberg, Daryn Pederson, and Eli Auger

ABSENT:

Guest: Marcus White, Benjie Foss, Brian Matusiewicz, Shelton Taylor, Jon Moberg

Minutes: Ramberg made a motion to approve the May 11, 2017 minutes, second by Auger; Roll call: Ayes: Auger, Pederson, Zacharias and Wittman.

Modifications/Approval of Agenda

Old Business

Debbie Trones – Final Plat Application – Larson stated the plat is at the county for reviewal.

Pederson made a motion to approve the final replat, second by Auger. Roll call: Ayes: Auger, Zacharias, Wittman, Pederson, Ramberg.

Vernon Nelson – Final Plat Application – Larson stated this plat has a couple words that needs to be changed then it will be okay to send to county for reviewal.

Pederson made a motion to approve the final replat with the understanding that under the Owners Certificate the wording of Williams County will be changed to City of Tioga, second by Zacharias. Roll call: Ayes: Auger, Zacharias, Wittman, Pederson, Ramberg.

New Business

Wendy Lenzen, Building Application – Larson stated this is in regards to the modular home they are moving in on the 4 acre parcel that was purchased from Debbie Trones. Larson also stated the house is setting well within the boundary lines with plenty of drainage. The county has zoned this property as residential and the home is sitting on piers. **Ramberg made a motion to approve the building application, second by Auger. Roll call: Ayes: Auger, Zacharias, Wittman, Pederson, Ramberg.**

Jon Moberg, Building Application – Larson explained that Moberg is building a house on the corner of Dakota and Fourth Street south with the front setback set at 25' and the side setback at 15' from the lot line. Short discussion held on the setbacks. Larson also stated the garage will be built at a late date and is included on the building application. Short discussion was held on whether the garage was included on the building application. **Pederson made a motion to include the garage on the building application, second by Zacharias. Roll call: Ayes: Auger, Zacharias, Wittman, Pederson, Ramberg.**

Hess Corporation, Building Application: Shelton Taylor with KLJ, representing Hess is requesting approval to construct a building that will house the compressors at the Tioga Gas Plant. Taylor presented the building plans and gave a short presentation. Discussion was held. **Ramberg made a motion to approve, second by Pederson. Roll call: Ayes: Auger, Zacharias, Wittman, Pederson, Ramberg.**

Hess Bakken Investment, Conditional Use Application: Benjie Foss with Hess stated this is a follow-up to the previous building application discussion. They are requesting a conditional use to place 2 office trailers north of the Tioga Gas Plant during construction of the compressor building. Discussion was held. **Auger made a motion to approve, second by Ramberg. Roll call: Ayes: Auger, Zacharias, Wittman, Pederson, Ramberg.**

Dan Larson Updates – Met with Wittman today and discussed some of the ordinances and changes that need to be made. Once changes have been presented to Auditor and City Attorney they will then go before City Commission. Larson also stated they would like to get ideas on changes that need to be made to the Planning and Zoning portion of the ordinances. At the last city commission meeting he introduced a temporary conditional use application that could have been used in a situation such as the Hess application discussed on previous agenda item. Larson stated the updated Nuisance ordinance will give him the right to act on properties that need to be cleaned up.

With no further business, the meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Ramberg, second by Auger at 7:05 p.m. call: Ayes; Ramberg, Zacharias, Pederson, Auger, and Wittman

The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday July 14, 2017 at 6:30pm, to be held at the Tioga City Hall.

Travis Wittman, City Planning & Zoning Board Member

ATTEST:

Desiree Hanson, Deputy Auditor