

CITY OF TIOGA  
Planning & Zoning  
Commission Meeting Minutes  
July 13, 2017

A meeting of the Planning July 13, 2017 at the Tioga City Hall, by Planning & Zoning Commission Vice President Eli Auger

PRESENT: Planning & Zoning Commission members Don Zacharias, Barry Ramberg, and Eli Auger

ABSENT: Travis Wittman, Daryn Pederson

Guest: Marcus White, Jeff Moberg

Minutes: Ramberg made a motion to approve the June 15, 2017 minutes, second by Zacharias; Roll call: Ayes: Auger, Zacharias and Ramberg.

**Modifications/Approval of Agenda**

**Ramberg made a motion to move Agenda line item #1 Jeffrey Moberg Build Application to the end of new business line item #3, second by Zacharias.**

**Ramberg made a motion to approve agenda with changes made, second by Zacharias.**

**Old Business**

**New Business**

**1 Dan Larson Updates** – Larson stated he had been approached by a resident a couple months ago as they wanted to place an addition/lean to on the side of their garage but this will not work due to property line. They then asked about a shed in their back yard but the back yard slopes somewhat so they would need to do some landscaping and set on piers. The next option they asked about was placing a shipping container alongside the garage. The size would be within the property line and they would paint and dress it up. The property owners went around and got letters from neighbor and adjoining property owners. The Planning and Zoning members were concerned about what would happen if a fire was to break out and they did not approve of this idea.

**2 Dennis Lindahl, Tioga Micro Retail District Presentation** –No representative available to answer questions. **Ramberg made a motion to table the agenda, second by Zacharias. Roll call: Ayes: Auger, Zacharias, Ramberg.**

**Jeffrey Moberg, Building Application** – Jeff Moberg, representing Jeffrey Moberg explained that Moberg is building a stick built home without a basement, however there will be a crawl space beneath the home. He is asking for a 35 ft setback from the curb, but Larson reviewed the footage and corrected to reflect 40ft from curb which is consistent with the existing structures on the street. He will have to put in an alley access as there is not one currently. Moberg asked if the city would cut the curb and put an apron in the alley. He stated if his son does this it would be considered a private drive. Discussion was held on additional setback footage and also curb cutting. **Zacharias made a motion to approve the building application with 40 ft setback from the curb and 20 ft from the property line, second by Ramberg. Roll call: Ayes: Zacharias, Ramberg, Auger.**

**Ramberg made a motion for the city to cut out curb, install gutter and apron in alleyway off Torning St, second by Zacharias. Roll Call Ayes: Ramberg, Zacharias, Auger.**

**With no further business, the meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Ramberg, second by Zacharias at 7:16 p.m. call: Ayes; Ramberg, Zacharias, and Auger. The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday August 17<sup>th</sup>, 2017 at 6:30pm, to be held at the Tioga City Hall.**

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Eli Auger, City Planning & Zoning Board Member

ATTEST:

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Desiree Hanson, Deputy Auditor