

CITY OF TIOGA
Planning & Zoning Commission
Unofficial Meeting Minutes
August 16, 2018

A meeting of the Planning & Zoning of the City of Tioga was called to order at 6:30 pm on August 16, 2018, at the Tioga City Hall, by Planning & Zoning Vice President Travis Wittman.

PRESENT: Travis Wittman, Barry Ramberg, Neil Rudnik and Michael Koehlinger

ABSENT: Daryn Pederson, Desiree Hanson

Guest: Bob Anderson, Randall Pederson, Mark Hove, Wayne Grindy, Kay Blikre,
Brenda Carr, Rich Carr, Roger Blestrud, Dan Larson

Minutes: **Rudnik made a motion to approve the minutes of August 16th second by Koehlinger. Ayes: Koehlinger, Rudnik, Ramberg, Wittman**

Modifications/Approval of Agenda

Ramberg made a motion to approve the agenda with changes of adding Wayne Knutson's Final Plat to new business agenda item # 2, second by Rudnik. Call: Ayes: Koehlinger, Rudnik, Ramberg, Wittman

Old Business

New Business

- 1. Tioga Medical Center – Building Application** – Larson stated the Tioga Medical Center has applied for a permit to build a cold storage building for the maintenance department. Larson is working with the Medical Center on placement of the building, staying within the setbacks allowed for a commercial building on a corner, and the height of the building. Larson stated from a zoning perspective the Medical Center has met all requirements. Rudnik made a motion to approve and at this point Ramberg stated there seemed to be quite a few people in the crowd and the board may want to hear what they have to say before making the decision. Rich Carr then stated there were numerous congregation members from the new church to the north of the new building that were concerned about the height of the building. Questions were asked such as why is the building being built so high, is it possible to bring the height down, can a retaining wall be built, why is a pole building being built among all the new construction and also in town. Discussions held. Motion was withdrawn by Rudnik. After a lengthy discussion, Wittman advised the board that a motion should be made as the building application would go in front of the Commissioners for the final decision. **Koehlinger made a motion to approve the building application, second by Rudnik. Ayes: Ramberg, Koehlinger, Rudnik, Wittman.**
- 2. Wayne Knutson – Final Plat/Boundary Line Adjustment** – **Ramberg made a motion to approve the final plat, second by Koehlinger. Ayes: Ramberg, Koehlinger, Rudnik, Wittman.**
- 3. Dan Larson Updates** – Larson advised the board that the community center is on track. Larson has been working with the owner of the trailer parked on the Gene Moe property. While in conversation with the owner the century code was discussed and at that time the owner advised Larson that the century code states that a property that has 3 or more trailers is considered a trailer court. Larson advised the board the property is not in an R2M zone and when the property has less than 3 or more trailers for a year or more the property is not considered a trailer court by default. At this time Larson advised the board in June 2019 if the property does not have 3 or more trailers it would not be

considered a trailer court by default. Other projects Larson is currently working on are nuisance items, RV Park Ordinance, and Residential Zone regulations.

With no further business, the meeting of the Tioga Planning and Zoning was adjourned by unanimous vote moved by Ramberg, second by Koehlinger at 7:42 p.m. call: Ayes; Koehlinger, Ramberg, Rudnik, Wittman. The next regular meeting of the Tioga Planning and Zoning is scheduled for Thursday, September 13, 2018 at 6:30pm, to be held at the Tioga City Hall.

Travis Wittman, City Planning & Zoning Vice President

ATTEST:

Desiree Hanson