



Present:

Commission Chair Liz Nielson Commissioner Russell Oakeson
Commissioner Brad Richman Commissioner Byron Thompsen

Also Present:

Brittany Yeates, Recorder Mick Robinson
Bruce Smith Carol Smith
Jackie Toomer

1. CALL TO ORDER

Commission Chair Nielson welcomed everyone and called the meeting to order at 7:00 PM

2. ADMINISTER OATH TO NEW COMMISSIONER

Jackie Toomer had submitted a letter of interest to be on the planning commission. The Council approved his appointment in July's meeting. Mr. Toomer was late and sworn in at the end of the meeting.

3. APPROVAL OF MINUTES DATED JULY 7, 2021

Commissioner Oakeson moved to approve the minutes. Commissioner Richman seconded the motion. Motion carried.

ZONING CLEARANCE

4. NEW DWELLING – MICK ROBINSON – R1-10,000

Mr. Robinson is moving back to Ferron and has purchased property. There is already a water connection on the property. He does not have a water share for secondary yet and is planning on doing gravel in the yard. He will be doing a prefab home but there is a year wait. If the setbacks change, he will notify the city.

Commissioner Oakeson made the motion to accept the clearance application. Commissioner Thompsen seconded the motion. Motion carried.

DISCUSSION ITEMS/REVIEW

5. CAR WASH – BRUCE SMITH

Mr. Smith discussed his plans on dividing his property. He was told each parcel has to have at least 125' frontage. Each parcel must also be at least an acre. His current plans do not meet these standards and the planning commission would not approve them conditionally.

6. NIELSON SUITES – JILL WEBER

The Weber family was not in attendance. This line item was skipped.

7. HOME OCCUPATIONS

Home occupations is listed in business licenses and conditional uses. It should be only listed in business licenses. The Recorder needs to verify there was a change of home businesses can use accessory buildings. There was a discussion of changing the code to allow a limited number of employees. It was also discussed that nonresidents should be allowed to be involved with a business but renting out a piece of property for someone else to do business should not be allowed. The Recorder will find out whether the city can require the business to have insurance before it grants a business license.

8. CURB & GUTTER MASTER PLAN

The north side of the road on 400 N from State St to 200 E has been done now. Commissioner Richman objected to having curb and gutter put everywhere. Some agricultural areas would prefer to not have it. The city wants all properties within city limits to have something to help with drainage and flooding control. Commissioner Thompsen wanted the city to enforce when someone builds a home that they are responsible for putting in curb and gutter in front of their property. The Commission decided to give the service district the complete list of all areas that need curb and gutter instead of picking and choosing individual spots.

The Recorder administered the oath to Jackie Toomer to become a new planning commission member.

9. ADJOURNMENT

Commissioner Richman moved to adjourn. The motion was seconded by Commissioner Oakeson. Motion carried.

ATTEST:

Commission Chair Liz Nielson

Brittany Yeates
Ferron City Recorder