



**Present:**

Commission Chair Liz Nielson      Commissioner Brad Richman  
Commissioner Stephanie Howes

**Also Present:**

Brittany Yeates, Recorder      Chris Winn      Dawn Winn  
Klint Anderson      Adele Justice

1. CALL TO ORDER

Commission Chair called the meeting to order and welcomed everyone at 7:00 p.m.  
Roll Call showed that Commissioners S Howes, Richman, and Nielson were present.

2. APPROVAL OF MINUTES DATED JULY 7, 2020

**The motion to approve the minutes of the last meeting was made by Commissioner Richman. Commissioner S. Howes seconded the motion. Motion carried.**

**GENERAL BUSINESS/DISCUSSION ITEMS**

3. ZONING CLEARANCE/BUSINESS LICENSE

Business License – Winn’s Off Road –Chris Winn

Mr. Winn will be doing small engine repair and renting out camp trailers.

**The motion to approve Winn’s Off Road business license pending a fire inspection was made by Commissioner Richman. Motion seconded by Commissioner S. Howes. Motion carried.**

Zoning Clearance – Klint & Jaime Anderson – 555 W Mill Rd – R-1-7500

Doing a 40 X 60 building. Commission Chair Nielson questioned how close building would be to a property line. He had thought to do three feet but agreed to do five feet.

**Motion to approve the zoning clearance application was made by Commissioner S. Howes. Motion was seconded by Commissioner Richman. Motion carried.**

4. DISCUSSION OF CURB, GUTTER, AND SIDEWALK MASTER PLAN – CHRIS WINN

There was a short discussion of some small changes needed on the curb & gutter list.

5. DISCUSSION OF ZONING REVIEW – ADELE JUSTICE

The Mayor would like the Planning Commission to take on the project of reviewing the zoning areas and what is really happening in them. There are businesses or multi-family homes in areas that are not zoned for that. She would like the Commission to investigate every area to see what is going on in the zones and see if there are any changes needed. She suggested they keep the future in mind while doing this process.

6. WORK SESSION

Follow up on subdivision process, rewriting fence code, and nuisance weeds.

Commissioner K. Howes spoke with the County about property owners bypassing the City when they divide their properties. He was informed it is up to the buyer to ensure it was done properly. They will not be checking with the City before accepting the changes there. This will cause issues in the future if properties are dividing into parcels that are not compliant with the zones. The Commissioners expressed their frustration but could not think of a way to protect future property owners.

After a short review and discussion of the fence issue, it was decided to not make any changes to the code.

The Recorder said that she was getting complaints about properties with weeds. She wanted clarification on what exactly would be a nuisance. She thought the code was too vague. The Mayor suggested that if she gets multiple complaints about one property, then she should send a letter. Commissioner Nielson recommended that this code be rewritten to more clearly address weed nuisances.

## 7. ADJOURNMENT

**Commissioner Richman moved to adjourn at 8:15 p.m. The motion was seconded by Commissioner S. Howes. Motion carried.**

ATTEST:

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Commission Chair Liz Nielson

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Brittany Yeates  
Ferron City Recorder