



PRESENT: Commissioner Chair Ronny Bloomer Commissioner Lane Justice
Commissioner Garrett Conover

OTHERS PRESENT:

Jaime Anderson, Recorder Jeff Ewell Devan Bjarnson
Amanda Bjarnson Nathan Lindsey Heidi Lindsey

1. CALL TO ORDER

Commission Chair Bloomer called the meeting to order at 7:04 pm and welcomed everyone. The roll call noted that Commissioners Bloomer, Justice, and Conover were present.

2. APPROVAL OF MINUTES DATED APRIL 4, 2017

Commissioner Justice moved to approve the minutes as written. Commissioner Conover seconded the motion. The motion carried with commissioners Bloomer, Conover, and Justice voting aye.

3. SUBDIVISION APPROVAL - 500 SOUTH STATE STREET - JEFF EWELL

Jeff Ewell presented the commission with a subdivision application for approval. The property is in the Highway Commercial Zone. Jeff noted that he was a co-owner with Gill Conover but has bought him out and now is the sole owner of the property. His plan is to sell 1.5 acres by subdividing the current plot. The commission asked him if he had plans to sell any more plots then just this one. He reported that he doesn't anticipate selling any more than just this one plot. Commissioner Justice noted a concern for a future turn lane coming off the highway that would be on the corner of this property. Commission Chair Bloomer also told Jeff that the City will need a letter from him agreeing that he will not subdivide the land into more than nine lots. It was also noted that he would have to go to the City Council next to get it approved.

*The letter was received on September 5, 2017.

Commissioner Conover moved to approve the subdivision application from Jeff Ewell pending the said requirements. Commissioner Justice seconded the motion. The motion carried with commissioners Bloomer, Conover, and Justice voting aye.

Jeff asked the commission if he could start putting the utilities in now before winter hit. It was advised that he gets the approval from the City Council before he proceeds.

4. ZONING CLEARANCE

DEVAN & AMANDA BJARNSON - STORAGE SHED - 200 N 110 W

Devan and Amanda Bjarnson presented two options for the storage shed they would like to build. The setbacks were discussed and how close to the property line it could be placed. It was noted that if there isn't an existing building next to it, it could be as close to the property line as possible. It was suggested to ask the building inspector how far away the shop must be away from the existing house. It was asked that they bring back a drawing with the final detentions on it when they find out what the building inspector said on the distances.

Commissioner Justice moved to approve the zoning clearance for the storage shed pending the distance requirement from the house. Commissioner Conover seconded the motion. The motion carried with commissioners Bloomer, Conover, and Justice voting aye.

MITCH KIMBAL – GARAGE – 165 MOLEN ROAD

Mitch Kimbal was not in attendance but has discussed his plans with Commission Chair Bloomer and with the city several times. He did want to have his plans approved so he can start construction as soon as possible. He is working with an engineer company that will be drawing up the plans and might be building it for him.

Commissioner Justice moved to approve the zoning clearance for the garage as long as there are no changes made to what he has submitted. Commissioner Conover seconded the motion. The motion carried with commissioners Bloomer, Conover, and Justice voting aye.

NATHAN & HEIDI LINDSEY – NEW HOME – 500 SOUTH STATE STREET

Commission Chair Bloomer asked Nathan and Heidi Lindsey to come back when the property is deeded to them and is recorder in their name. It was noted that the next Planning and Zoning meeting would be October 3rd and they could discuss it at that time.

Devan and Amanda Bjarnson asked what the ordinance is for fence height along a road. They would like to put up a 6' privacy fence that would be along a side road but not on a corner. The current ordinance says it must be 4' with a 30' setback from the road. It was suggested they could ask for a variance. Commission Chair Bloomer asked them to come to the next meeting to discuss it.

5. ADJOURNMENT

Commissioner Conover moved to adjourn the meeting. Commissioner Justice seconded the motion. The motion carried with commissioners Bloomer, Conover, and Justice voting aye. The meeting adjourned at 7:42 p.m.

ATTEST:

Commission Chair Ronny Bloomer

Jaime Anderson
Ferron City Recorder