

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held May 4, 2017 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Dennis Pollock, Alfred Foster and LaMar Feltner * Marie Niemann, Town Clerk

OTHERS: Kimber Word, Kevin Mcgee, Gary Bybee and Levi Holm

CALL TO ORDER: Dennis Pollock

MINUTES: A motion was made by LaMar Feltner to approve the minutes of April 6, 2017 ~ Second by Alfred Foster. Motion carried.

Kevin Mcgee – Building approval was sought for a 10 x 16 prefab storage shed; no utilities, water/sewer needed, with zoning and setbacks all in compliance. Kevin questioned if there is no construction, would a building permit need to be issued. The shed will have skids and placed on a leveled area. Comments questioned why Conex trailers are not required and a prebuilt shed is. Commission didn't feel it would need a permit, just Council approval. A motion was made by Dennis Pollock to recommend the project for Town approval – Second by LaMar Feltner. Motion carried.

Levi Holm – Inquiry was made as to the purchase of Bryce Point B&B, could it still be used as a bed & breakfast? Dennis explained the property/home had not been used as a B&B for 10 years; an application would need to be presented to the commission and town council, follow due process.

Levi was prepared to fight the planning commission on approving the subdivision and motel; he would contact their attorney. Continuing, Levi stated that a moratorium cannot stop construction on a subdivision; he contacted Rob Sainsbury (property owner) and Trevor Gadd from Jones & DeMille and was told that a stamped recorded subdivision means it was approved. Dennis explained that the engineered plans showing the layout, subdividing, plots and recording of the property was approved; one cannot just start subdividing without engineered plans. As stated in previous meetings, the subdivision infrastructure is not completed and is not in compliance and was not accepted; no services have been authorized, approved, purchased, etc. Dennis explained again that the subdivision is not in compliance; responding, Levi said if the curb roads need fixing, we'll just pull the suckers out. Information regarding the moratorium on water/sewer connection was again explained; Levi told Dennis that he was not representing the Council, it was planning commission and he would address this issue next week in town board meeting.

Marie expressed frustration with Levi's attitude; Dennis motion to Marie to not argue with him. Again, Levi threatened the town with a lawsuit and will be in contact his attorney. Commission returned the plans and told him to go ahead if that's what he feels is needed.

Gary Bybee – Building permit application for a one-room cottage/cabin for Gary and his wife to stay in, when the vacation rental "Bybee Nest" was rented. An old home sets on the property, it will be torn down and property prepared for the cottage; the future use of the cottage was questioned, Gary said they will not be using it ever as a vacation rental, only for their personal use. Zoning, setbacks, all in compliance; will be using the existing water/sewer connection, which has been kept active and in check. A motion was made by Dennis to recommend approval to the Town Council for approve – Second by LaMar Feltner. Motion carried.

Approved this 7th day of September 2017
Marie H Niemann – Tropic Town Clerk