

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held October 5, 2017 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Dennis Pollock, Damon Brinkerhoff, Steve Hill ~ Marie Niemann Tropic Town Clerk

OTHERS: Bode Pollock, Levi Holm, Travis LeFevre, Joe Thompson, Greg & Melanie Bates

CALL TO ORDER: Dennis Pollock

MINUTES: A motion was made by Steve Hill to approve the minutes of September 7, 2016 – Second by Damon Brinkerhoff. Motion carried.

Bode Pollock: Bode & Echelle Pollock would like to use a room in their home as a nightly rental. Commission reviewed the Town's vacation rental ordinance; and as it currently stands vacation rentals are not allowed in residential zoning. Another option for them is B&B which is a permitted use in a residential zone.

Marie will have a copy of the B&B ordinance and a business license application is available at the office for Bode to review. Regarding fees, Business license is \$50 & the water/sewer rates will be commercial - \$98 plus \$5 sewer charge per room rented.

Levi Holm: As discussed in previous meetings, concerns and issued with the subdivision has not been resolved. The history of the development was again reviewed – the subdivision infrastructure is not completed. Levi acknowledged the difference in opinions, but asked what needed to do to begin building; Joe Thompson stated that the Town signed the plot map, by signing accepted the subdivision. Dennis stated that the Town had approved the layout and construction of the subdivision, but it was never accepted; roads were never deeded, among other things and will need to be done.

Concerns and problems were expressed: there has been deterioration of the property – to move forward; verify engineering specs – have they changed? Will the Town allow only half of the subdivision brought to code – and not all before development (multiple ownership of the lots), fixing of the road/curb for drainage, pressure testing of the water lines, fire flow, etc., Levi will need to arrange for the County Building Inspector and Brett to look things over. Steve Hill and Travis LeFevre discussed construction projects; they have timeframes just like a building permit -1 year. Joe stated the Town approved a building permit – he was corrected that the height variance was approved; not a building permit. Steve stated it will need to be brought to code.

Dennis also reminded them of the w/s moratorium currently in place and that no building permits were issues or w/s connections approved. Dennis reported the Town is hoping to have the report of the water/sewer studies soon. Continuing, it's still a year or two before the problem is remedied.

Travis LeFevre: The request was made to approve a Conex box to be permanently placed on the commercial development. Dennis felt that if there was going to be a roof or awning to have a building permit and be inspected for structure.

A motion was made by Steve Hill to recommend approval to the Town Council for the project – Second by Damon Brinkerhoff. Motion carried.

Approved this 2nd day of November 2017
Marie H Niemann – Town Clerk