

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Thursday, May 3, 2018 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Kent Johnson, Gene Anderson, Tracy Johnson, Steve Hill, Dennis Pollock and Ginger Elmer

OTHERS: Karleen McInelly, Reed LeFevre, Levi Holm, Annette Chynoweth

CALL TO ORDER: Travis LeFevre

MINUTES: Gene Anderson made the motion to approve the planning commission minutes of April 5, 2018. Second by Tracy Johnson – Motion carried.

AGENDA: The motion was made by Gene Anderson to amend the agenda with the addition of Levi Holm. Second by Steve Hill – Motion carried. It was also asked that the Planning Committee Report be listed on Planning Commission and Town Board agendas.

Karleen McInelly: Revisiting the zone change, Karleen asked the Commission to review Residential Recreation Commercial (RRC) zoning requirements. Discussion included topics of spot zoning, permitted & conditional uses, etc. Dennis provided a map of the Ahlstrom Subdivision, which revealed properties with the home of Steve Hill and Doug, as well as a lot owned by Kortney is not included in the subdivision; and the minimum of 5 acres is needed to rezone RRC and would not be considered/declared spot zoning.

Addressing permitted and conditional uses in Agricultural or RRC zones, as well as other requirements; Multiple Family dwelling is not permitted or a conditional use within an Agricultural or RRC zone; but it is a Conditional use in a Residential zone. Other requirements include a 50ft buffer, building height, lighting, traffic flow, etc.

Spot zoning ~ is the application of zoning to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions.

Follow Up:

- ~ Rezone 5 acre parcel
- ~ Zoning * RRC, A1, R1
- ~ Conditional Use, Permitted Use, Variance

Reed LeFevre: A building permit application for a 20 x 43 metal building to be used as a work shop was received. Setbacks from other structures and the drainage wash were all found to be in order. A motion was made by Gene Anderson to recommend this project to the Town Council for approval. Second by Steve Hill – Motion carried.

Levi Holm: The Town Council approved an office/laundry in April. A preliminary drawing changing the setback from 20ft to 18ft was submitted to the Commission for review. The concern was the drawing being reviewed is not the current layout of the development. Travis reported the County probably would not be authorizing a permit without a set of stamped engineered blue prints, drawn to scale; addressing parking, traffic flow, etc., Travis reported it isn't the Town dictates the requirement, it's the State. Levi was asked to follow up with his engineer and return with his engineered plans in June.

Planning Committee Report

An information request has been submitted to the Town office staff for the following:

*Well Information

- ~Is the system operational?
- ~Does it need monitoring 24/7?
- ~Cost * Per-gallon, per-hour, per-day?
- ~How is this calculated?
- ~Unused Cost
- ~Can the water be used for culinary purposes?
- ~How warm is the water
- ~Is the Well paid for?
 - *Balance
 - *Funding Resource

*Water Usage

- Commercial/Residential
- *Water/Sewer Revenue
 - Commercial/Residential
- *Taxes Collected per year
- *Savings Account for W/S

Annette reported she spoke with Cassie regarding the collection of taxes; following up on a Municipal Tax. Commission would give recommendation to the Town Council to allocate this tax toward the sewer system or toward both the water and sewer systems.

Water/Sewer Rate Increase

- ~How much
 - *Residential
 - *Commercial

Sale of W/S Connections: Legal counsel was sought from David Church regarding the resale of w/s connections; he advised that it isn't a good policy to let people "resale" water or sewer connections; if it has been allowed, to stop the practice in midstream could create a problem. All agreed that the unwanted connections should revert back to the Town; not being auctioned off to the highest bidder. If the resale of connections continues the resale should only be allowed during the moratorium and at the current rate.

- ~Residential /Residential
- ~Commercial/Residential
- ~Commercial/Commercial
- ~But NOT Residential/Commercial

Discussed ERU's = # of rooms; current standard for the Town is 3 rooms per ERU. The Town's rate structure is not fitting into the State's calculations, finding it difficult to equate a five-(5) room B&B; the Town would charge one-(1) Commercial base rate with an additional \$5 per room.

The committee also discussed growth ~ Economically/Residentially. Surveys express support for some growth, how much is to be determined. Growth affects traffic/roads, law enforcement/crime, etc. impacts all aspects of the town.

Other items: Additional cell service carriers & board of adjustments/appeal authority

Adjourn

Motion made by Steve Hill to adjourn – Second by Gene Anderson. Motion carried.

Approved this 7th day of June 2018
Marie H Niemann – Tropic Town Clerk