

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Thursday, April 4, 2019 at 6:00 p.m. in the Tropic Town Heritage Center

PRESENT: Travis LeFevre, Gene Anderson, Dennis Pollock, Kent Johnson, Ginger Elmer, Tracy Johnson, Marie Niemann – Tropic Town Clerk

OTHERS: Mr. & Mrs. Ken Ellgen, Nate Crowther, Tom Higgins, Dayne Shakespear, Brook Wiseman, Annette Chynoweth, Karleen McNelly

CALL TO ORDER: Travis LeFevre

MINUTES: A motion was made by Gene Anderson to approve the minutes of March 7, 2019. Second by Kent Johnson – Motion carried.

AGENDA: A motion was made by Gene Anderson to approve the agenda – Second by Tracy Johnson. Motion carried.

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- A. Ken Ellgen ~ Food Truck: A business application was received for the operation of a food truck. Mr. Ken Ellgen would like to sale hot dogs, pretzel bits, misc. Permission was received from Lance Foster to use the frontage property of Bryce Canyon Log Cabins – previously used by Lance for his food truck. Water/sewer connection will not be needed; Mr. Ellgen has self-contained mobile trailer that he has arranged with the Park Service for water and disposing of water/wastewater.

Commission asked that a plot map showing location, emergency access, parking, etc. be available for the Town Council; as well as a copy of their food handler permit. A motion was made by Gene Anderson to recommend the business license to the Town Council for approval. Second by Kent Johnson – Motion carried.

- B. Glamping: Nate Crowther owner of the Subdivision “The Reserve at Bryce Canyon”, along with a business investor Tom Higgins, was present to discuss the use of the subdivision for “Glamping”. Reviewing the proposed camping facility, it was reported there would be lots with 20 units; each having 4 bathrooms. The Commission discussed concerns which address surrounding residential homes, the number of units per lot and the number of w/s connections, and the original subdivision plot map and lots already sold within the subdivision.

The approved development and plot plan submitted was a subdivision for seventeen-(17) “single-family” homes. Of the seventeen-(17) lots, three-(3) have been sold with Mr. Crowther owning the remaining fourteen-(14) all have water/sewer connections. Wanting to change the use of this subdivision, Nate will need to bring a new proposal to be reviewed/approved. Though zoned RRC, plot plans for the proposed “glamping” venue plan would need to be submitted.

Nate expressed frustration because he feels the Town continues to change codes, which doesn’t allow him to do what he wants with this property; what can he do with his subdivision as it stands. Options proposed were vacation rental or Bed & Breakfast; noting have a B&B would need to have someone living in the home.

Another items brought before the Commission expressed the use of “his” road for public access. This brought up the debate on the right-of-way easement he was to sign; which Travis said was supposed to have been done prior to paving “Under the Rim Road”.

- C. Maintenance Shed/Work Shop: A building permit was submitted from Brook Wiseman for a 40 x 40 Workshop – all was found to be in order. No water/sewer connection is needed. All was found to be in order. A motion was made by Kent Johnson to recommend the project to the Town Council for approval. Second by Gene Anderson – Motion carried.
- D. Brett Chynoweth ~ Business License: A business license application was submitted for BTC Farm & Cattle Company. The request for this license was suggest to Brett by his tax accountant. A motion was made by Tracy Johnson to recommend a business license to the Town Council for approval. Second by Kent Johnson. Motion carried.
- E. Dayne Shakespear: A building permit application was reviewed for the construction of a home – located on property on Francisco Lane. Commission asked that a plot plan showing the location be submitted with the application. A motion was made by Gene Anderson to approve a building permit for Dayne Shakespear – Second by Ginger Elmer. Motion carried.

Other Business:

Due to conflicting schedules Travis submitted a change to the weekday meeting date for the planning commission. Currently PC meeting is held the 1st Thursday of the month – it is proposed that it be changed to the 1st Tuesday of the month. Tracy Johnson supported the change, due to Thursdays being a bad day for her. Other members had no problem, as long as the meeting was held a week prior to Town Board meeting.

A motion was made by Gene Anderson to change Planning Commission meetings to the 1st Tuesday of the month, allowing time for those agenda items to be reviewed by the Town Council prior to Town Board meeting – held the 2nd Thursday of the month. Second by Kent Johnson. Motion carried.

Adjourn

A motion was made by Kent Johnson to adjourn – Second by Gene Anderson. Motion carried.

Approved this 7th day of May 2019
Marie H Niemann – Tropic Town Clerk