

Tropic Town Planning Commission Meeting

Minutes of the Tropic Town Planning Commission Meeting
Held Tuesday, January 7, 2020 at 6:00 p.m. in the Tropic Town Heritage Center

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

OTHERS: Todd & Linda Niemann, Seth Poe, Kevin Poe, and Austin LeFevre

CALL TO ORDER: Travis LeFevre

MINUTES APPROVAL: A motion was made by Gene Anderson to approve the Planning Commission minutes held December 3, 2019 and the General Plan Public Meeting Hearing held December 3, 2019. Second by Ginger Poteet. Motion Carried.

AGENDA APPROVAL: A motion was made by Gene Anderson to approve the Agenda. Second by Ginger Poteet. Motion carried.

RV Park ~ Brandy Gale: No Show

Linda Niemann ~ B&B Business License: Application was submitted for a B&B business license. The Commission addressed questions regarding the difference between a “B&B” and a “B&B Inn”; being that an “Inn” has more than 5 rooms and is not allowed in a residential zone.

The requirement to receive signatures from neighbors acknowledging their plan was not completed. Before the Commission could recommend approval to the Town Council, they would need to get the neighbors signatures. The Commission is willing to meet prior to Town Board meeting January 23 to review the application again; and will recommend approval to the Council if they could get the required signatures. Follow up will be made as to scheduling a Commission meeting prior to Town Board meeting January 23, 2020.

Seth Poe ~ Home Occupation Business License: A Welding business proposal was presented and discussed. The Welding Shop will be located at his father’s home – Kevin Poe. No welding would be done or brought to the home; his services would be done at the client’s home, place of business, etc. Welding equipment/tools would be stored in a shed. A motion was made by Gene Anderson to recommend a business license to the Town Council of Seth Poe. Second by Ginger Poteet. Motion carried.

Austin LeFevre: Information was sought regarding the licensing of the B&B, previously known as “Bryce Point” Bed and Breakfast – previously owned by Lamar and Ethel LeFevre. Austin is the grandson of Lamar and Ethel; reporting his sister would be managing it. Austin also wanted to rent 6 rooms; using the separate cottage as the Manager’s living area. Commission reaffirmed the status of a B&B is 5 rooms; 6 would make it an “Inn”. Austin asked for a conditional use or a zone change; the Commission discussed the process of and the stipulations of a conditional use and a zone change would not be possible, being considered spot zoning. A “Conditional Use” requirement was also discussed and what stipulations are required to approve; specifically a hardship on.

Adjourn

A motion was made by Gene Anderson to adjourn – Second by Ginger Poteet. Motion carried

Approved this 4th day of February 2020
Marie H Niemann –Tropic Town Clerk