

Town of Randolph
Planning & Zoning Meeting
Recorded on Office Laptop
February 7, 2024 @ 7 PM

Present: Geo Peart
 Glenn Smith
 Jayson Limb
 April Groll (clerk)

Absent: Scott Ferguson
 Tammy Hoffman

Guests: Bernado and Leah Berlim

Jason called the meeting to order at 7:10 PM. Glenn 2nd. All in favor. Geo made a motion to accept the minutes from our last meeting in November, Jayson 2nd. All in favor.

The floor was turned over to our guests, Leah and Bernado Berlim. They have bought 155 North Main Street. They would like to sub divide the lot. Jayson asked what their plans where. Their first option would be to put another house on the lot. It is 1.3 acres total. Leah has talked to Glenn on facetime in the past. The size of the plot is 330 (depth) X 148.5 (frontage). The board explained the frontage requirements for both residential and commercial. Geo told the Berlins his concerns. He said that by sub-dividing the lot it would make two illegal lots. If they do something commercial it would still leave the house lot illegal. Geo also told them about the stream that runs through their lot and that the canal company would not let them move the stream. Jayson explained that there are some smaller lots but they were all done before the Lot Ordinance was adopted. Geo also told the Berlins that they would have to get approval from UDOT to make an entrance because it is on Main Street.

Leah asked if the board had any ideas on what the lot could be used for. Geo said they could put a horse on it, or accessory buildings. Geo told them that their neighbors have a piece of land right next to theirs that they may want to talk to them about buying. Glenn said that as a Planning and Zoning Committee we will have to deny it and if they want to talk to the Town Board and try to get a variance that is always an option. Geo 2nd the denial. All in favor.

Geo mentioned that a guest house could be built on it. April asked what the requirements were. It would have to be a non-rent accessory unit, and include separate cooking and sleeping areas. Leah asked about using it as a park. The board explained that they as the owners would

be responsible for any accidents or injuries that happened on the property. Bernardo asked about selling some of the land. The board told him that would be fine as long as he still had 1 acre. Or they would have to get a variance to sell more. Bernardo asked about putting a shed on the property. Glenn told them if it was a movable shed, they can put it anywhere. If it is not, they would need to come back to a P&Z meeting to get it approved. Jayson told the Berlins that his mom grew up in the house and told them a few things about it.

Geo made a motion to close the meeting at 7:45 PM. Glenn seconded. All in favor.



Planning & Zoning Chairman



Date



Clerk