

RANDOLPH PLANNING & ZONING
BOARD MEETING
RANDOLPH TOWN OFFICE

August 7, 2019
7:00 PM

Board Members Present:

Tammy Hoffman
Don Dalke
Scott Ferguson
Jayson Limb
Lana Peart (clerk)

Absent: Glenn Smith,

Others Present: Josh and Shandon Shepherd, Jodi Stewart-Browning

Don Dalke called the meeting to order at 7:05 pm.

The floor was given to the Shepherds to explain their reason for being here. They are the owners of Lot 4 at the Crawford View Subdivision and would like to get a building permit. They had a map of where their manufactured home would be located. They will be putting it on a concrete foundation. The structure appeared to meet all set back requirements.

We have not received the operating permit from the Division of Drinking Water yet, so we are unable to grant permits at this time. They also asked when the road would be in so that they could begin digging for the foundation. We are still in the process of negotiation on the State Highway access area and road with the county. It will definitely need to be there before they move in the home.

We will let them know as soon as we can begin issuing the permits. They were advised that they need to pay the \$5000 Impact Fee before the permit can be issued also. There will also be a \$5000 water hook up fee when they are ready to connect their water.

Don moved to approve their house plans and intent to grant the building permit upon the receipt of the water operating permit and road construction and the receipt of the impact fee, seconded by Scott and approved unanimously.

Jodi Stewart-Browning was given the floor to explain her reason for being here. She had been informed that the board felt her business would be considered a bed and breakfast; and thus, would be allowed in the residential zone with a conditional use permit. She had filled out the conditional use permit application and came to answer any questions the board may have. They felt that she would need no conditions in conducting her business unless there were complaints. She was informed that she would need to reapply for the permit in a year. Scott made the motion to approve and Don seconded, approved unanimously.

We then began discussing the Short-Term Rental ordinance and any changes the board members would like to have there. Scott brought up the fact that he believed there wasn't any reason, right now, to not allow any zone in Randolph to have a short-term rental. There were no big units built for this purpose and he believed that people should be able to do with their property what they wanted as long as they didn't infringe on anyone else's rights.

Don also had had second thoughts about the commercial only zone requirement for short-term rentals and had discussed it with his family. They concluded that it had not been a problem yet and wasn't likely to be one. After some discussion, the board felt that the ordinance as presented was fine, with the change to all zones, instead of just commercial zones. Scott made the motion to make the change and present the ordinance to the town board Don seconded, approved unanimously. The Lot Split Ordinance was also recommended to go to the Town Board moved by Don with Tammy seconding, approved unanimously.

Because the P&Z only recommends ordinances, Lana was asked to discuss this option with the Town Board next week and get some of their feelings on the issue by next month's meeting.

We will meet again on September 4 and further discuss the subdivision ordinance. Everyone was asked to study Garden City's example and see if it meets our needs.

Dr. Nielsen was not able to make the meeting tonight and will be on next month's agenda as well, with his building project.

Don moved to be adjourned, Scott seconded, 8:00 pm, approved unanimously.

P&Z Chairman _____ Clerk _____

Date of Approval _____