

RANDOLPH PLANNING & ZONING
BOARD MEETING
RANDOLPH TOWN OFFICE
Recorded Office Computer
May 1, 2019
7:00 PM

Board Members Present:

Tammy Hoffman
Don Dalke
Jayson Limb
Lana Peart (clerk)

Absent: Glenn Smith, Scott Ferguson

Others Present: Alex, Cameron, and Jennifer Bell, Rudy Barker, Kent Whatcott, George Peart, Scott Cornia

Don Dalke called the meeting to order at 7:00 pm. We discussed the minutes from the last P&Z meeting in October of 2018. They were moved to be approved by Don with Tammy seconding, approved unanimously.

Rudy Barker was given the floor to begin our meeting. His family was planning to remove two old trailers from the Barker Trailer Court and replace them with two new ones. The sizes were very similar to the ones already in the Park. The new ones that they were moving in were a 2006, 16 x 70 and 1998, 14 x 70. They were aware of the electrical problems in older mobile homes, and these two were newer models than the ones specifically denied in our mobile home ordinance. They were reminded of hurricane straps that needed to be installed on all mobile homes and they would see that this was completed.

Tammy made the motion to permit the change in mobile homes and allow the Barkers to apply for a building permit and Don seconded, approved unanimously.

Cameron Bell was then asked to explain his reason for being to the meeting. He would like to make an addition to his home on First West Street. He plans to continue with the building to the East and keep the same set-backs on the North side. Because the existing home is only approximately nine feet from the property line, this is prohibited in our development code which requires a 15-foot side setback. In order to continue with his planned construction, he would require a variance from the Town Board. There is plenty of room on the side and rear. He has not had a recent survey of the property and will obtain one to get accurate property lines.

The P&Z committee was unable to grant him permission to build and denied the building permit. He will meet with the town board next week to seek the variance.

Scott Cornia was then given the floor to explain his plans to extend his shop. He would like to go 20 feet from the shop to the south with a lean-to type structure. He has plenty of room to meet all set back requirements. Don moved to approve Scott's plans and

Jayson seconded, approved unanimously. Scott was then told to speak with the county building inspector and obtain a permit.

Lana will let the building inspector and county treasurer know that the town has given approval for Scott's construction and Barker's trailer court changes.

We then moved on to discussion of the town's short-term rental policy with Mike Hansen from Rural Community Consultants. He called in on a conference call and led the discussion of what we wanted to do with this issue. He advised us the this was a very volatile issue and State statutes were constantly changing.

George Peart told us of some of the problems that Garden City has had due to short-term rentals and how they were not allowed at all in Laketown's development code. He thought that it would be wise to allow them, but not everywhere, to keep them to one specific zone to protect the rights of community members.

Mr. Hansen agreed with this philosophy. He believed that it was asking for trouble to outlaw them entirely, but believe there were ways to control them and keep them from becoming too disruptive to the community. Some ideas were to allow them in the commercial zone, with or without a conditional use permit, or create an overlay zone.

Mr. Hansen will work on this and have something to present to the commission next month.

We then began discussing our subdivision ordinance that we were very interested in getting in place as soon as possible. Mike had provided us with state statutes and requirements. He encouraged us to define roads and sidewalks, street improvements and maintenance, and landscaping.

George Peart also brought up the issue of Lot Splits and thought the statue needed to cover that specifically. Boundary adjustments were also discussed.

We talked about minor and major subdivisions and differences with the two.

George also said we need to add the requirements for side setbacks next to a road or corner lots that border a street on two sides. He also wanted to make sure there was a stipulation on egresses into each subdivision. There needed to be more than one.

We will continue our work with both of these ordinances next month.

Tammy moved to be adjourned, Scott seconded, 8:55 pm, approved unanimously.

P&Z Chairman _____ Clerk _____

Date of Approval _____