



Town of Alpine

Planning & Zoning Commission

Minutes

DATE: December 9, 2008

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:00 p.m.

TYPE: Regular

Attendance: P&Z members present: Carla Stone, Pat Marolf, Dave Gustafson, & Kennis Lutz. Absent and Excused: John Thomas. Others in attendance: see attached sheet.

1 - CALL TO ORDER at 7:04pm.

2 - ROLL CALL & ESTABLISH QUORUM established by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Steve Chichinsky-donation of land for a day care, see handout.** Dave Gustafson stated one of the stepping stones for Steve's project might be to submit a replat due to the change in parking. Another concern was who would run the day care. Terra Miller mentioned that there are approximately 3-4 day cares in Town that might be interested. Steve thought that would be up to the Town to determine who would be running the day care. Steve would be donating the land the daycare sits on and the playground area adjacent with a deed restriction for that purpose. Terra Miller asked why all three twin homes along River Circle needed to be rezoned or if it was possible to leave them as R2. Steve stated he saw the entire corner as commercial development. Terra stated as a Riverview Meadows Home Owner she was not for changing the lot into an MRC. Steve mentioned he received the approval letter from Mary Flowers. Terra distributed the letter. Terra mentioned even though the letter was given there were no home owners that were asked about the change and there may be more individuals that are against the proposal. Kennis Lutz asked what notification process was in place for a rezone. Terra said it would be advertised and the owners within a 500 foot radius of the property would be mailed a letter. Steve Chichinsky stated he would be looking into more parking spaces along Buffalo Drive as well. The first step Steve was advised to do was submit a rezone to get the zoning changed. There was also a discussion about his building application expiration.
- **Susan Coert: Lot 618 Lakeview Estates C; 186 Short Street-Deck Permit needs approval.** Representative not present.

4 - UNFINISHED/ONGOING BUSINESS:

- **Open P&Z Seats: Out of Town Seat-Welcome new member Carla Stone. Two Up-Coming, In Town Seats-review applicants; need recommendation for Council.** P&Z Commission reviewed letters. Deb Wolfley stated Brian Simmers had withdrawn his application. Dave Gustafson suggested they recommend all three applicants. Carla Stone pointed out the Melisa Wilson does attend a lot of Town meetings. Pat Marolf did state upon further acquaintance he was impressed with Joshua Floyd. Dave brought up the question since we have good representation from business owners in Town do we need another. Deb Wolfley mentioned Melisa did say in the summer her attendance might be a problem. Dave didn't think it would be a concern as they have all had to miss meetings in the past. Kennis Lutz liked Dave Jenkins and Melisa. **Kennis Lutz made a motion to recommend all three applicants; Pat Marolf seconded it: Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**
- **Development Standards- Need recommendation for Council.** Leon Kjellgren, Town Engineer, and Rob Wagner, Fire Department, reviewed the standards and have made some recommendations for changes. The Commission would like to see the changes added to the Standards so that they can review them before making a recommendation.
- **Deb Wolfley: Ongoing. Child Development Center-**they are reviewing a manufactured building versus a stick built one to determine which will be more cost effective. **Civic Center-**He showed the Commission the latest plans and changes. It is planned to go out for bid in February. There are some parking concerns. It was mentioned that some of "Marge Grover Park" will be taken for parking.
- **Active Building Permits & Non Compliance Issues: Ongoing, see handouts.** **Susan Coert**-agreed to hand it over to the Town Administrator. **Alan Downie**-agreed to turn it over to the Town Attorney. **Jon Kindzerski**-Jody did contact the previous owner. He verified that there were two units separated by a door when Jon bought it. However the previous owner did close in the door that was between the two units. It was agreed he receive a letter explaining how a non-conforming structure works under the LUDC. **Bob Penny**-it was agreed Kennis speak with him to see where he stands with his roof. **Ernie Scott**-Deb updated that Commission. He is slowly moving along. Donn Wooden did offer the funding for the lift to get the trusses up at the last Council meeting.

5 - P&Z MINUTES: October 28, 2008 need motion to approve. Pat Marolf made a motion to approve the minutes; Kennis Lutz seconded it: Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

6 - COUNCIL MINUTES DISTRIBUTED: July 15, 2008; September 16, 2008; October 7, 2008; October 21, 2008; November 6, 2008

• P&Z ATTENDING COUNCIL MEETINGS:

1) December 16, 2008-Kennis Lutz

2) January 6, 2009-Kennis Lutz

7 - ADJOURN MEETING- Need Motion. Kennis Lutz made a motion to adjourn the meeting; Carla Stone seconded it: Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

8 - Items given to P&Z during tonight's meeting:

- Buffalo Stage Townhome proposed idea for day care
- Letter from Mary Flowers concerning day care
- Active Permits Worksheet
- Non-Compliance Worksheet

9 -Items mailed to P&Z before meeting:

- Recommended Development Standards

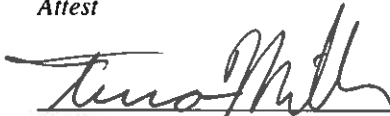


Dave Gustafson, Chairman

1-14-09

Date

Attest



Terra Miller, Secretary

1-14-09

Date