



Town of Alpine Planning & Zoning Commission Minutes

DATE: February 9, 2010

PLACE: Alpine Town Hall • 250 River Circle

TIME: 7:30 p.m.

TYPE: Regular

Attendance: P&Z Members Present: Pat Marolf, Joshua Floyd, Melisa Wilson, & Dave Jenkins. Others in attendance: see attached sheet.

1 - CALL TO ORDER at 6:59pm. (Note: meeting started early as the person on the agenda showed early.)

2 - ROLL CALL & ESTABLISH QUORUM by Terra Miller.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Samuel & Jenny Dowd: 34 Grey's River Village #2; 441 Grey's River Loop-Non-Compliant Fence;** *previous owner would like a discussion with the Commission.* Brian Beck explained the fence installed along the property line is a temporary snow fence to help with the drifting snow. Melisa explained the reason the letter was sent because we have had problems with fences in the past. The Town requires a fence permit for all fences installed along property lines. Since a permit had not been submitted for a fence on this property the Commission needed information. The Commission's policy, when items requiring a permit are constructed without a permit, is to send a letter to the property owner where the item sets and impose a fine. Dave Jenkins asked how the fence is constructed. Brian stated it has metal fence posts with 2x4s attached. The Commission determined the LUDC does not address temporary fences at this time. The Commission with address temporary fences during their review of the LUDC. **Dave Jenkins made a motion to withdraw a fine as long as the fence is removed by May 1, 2010; Joshua Floyd seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

4 - UNFINISHED/ONGOING BUSINESS:

- **Jody Tibbitts- Active Building Permits:** *see handouts. Ongoing. (These minutes were taken from the first workshop as they are relevant to the agenda per the Commission's request.)* **Child Development Center-**Jody received a phone call from Roger at the CDC office who met with the propane company to review the location of the roughen. It was too close to an operable window and had to be moved. At the time he noticed also the side of the wall was sheer icicles coming off of the eave. He popped his head in the roof and noticed the depth of the insulation was less than 12" in most places and there was no insulation the last 4-5 feet. Jody contacted DeWall who stated they knew of the situation and the insulation company was coming back to fix it. Insulation inspections have never been required for residential structures. In an effort to help with the costs of inspections an insulation inspection wasn't conducted. On the Town's inspection timeline the residential and commercial inspections were on one sheet. Insulation is not listed so Jody didn't think they were actually missing an inspection. To monitor insulation better an insulation inspection will be added to the sheet and the residential and commercial inspections will be on separate sheets. **Civic Center-** There was a swaying column. The column was installed per plan. The engineer came in and stated it needed more support. Jody will inspect the corrections from the engineer during the final. There has also been asbestos found in the tile flooring in the main room. Jody found out about the asbestos on Friday from a citizen. Terra updated the Commission concerning the asbestos. They did stop work on the project until the air borne test came back. They are in the process of determining if the tiles can be concealed or if they need to be completely removed. The Commission discussed whether concealing the tiles would be the best option. They believed removal was the best option due to the issues asbestos can cause.
- **Active Building Permits & Non Compliance Issues:** *see handouts. Ongoing.* **Samuel Dowd-**will be removed from the list. **Alan Downie-**Commission requested Terra phone the owner tomorrow and remind them of the extension. If they do not come in by the next agenda they will address the next step. **Emergency Management Sign-**terra update the Commission on the Council's decision to allow James to agree to the amendment of the variance and the procedures but allow him to turn the sign back on. The Commission was upset with the Council's decision. The Commission discussed why they were upset with the decision and requested Melisa to present their concerns to the Council at the next meeting. They also determined to review reader board signs during the LUDC review. **Civic Center-**Terra reviewed the workshop discussion: the asbestos was found in the cream colored tiles in the main floor of the building. There has been an air quality test taken and submitted. The results should be back in the next couple of days. They are also in the process of amending their current EPA permit. The Council is also requesting Jorgensen Associates help pay for the abatement of the asbestos. The Commission is concerned about asbestos in the furnace, ducts, and air systems since they have been used. The Commission is also upset the communication involving the current Town projects continues to be lacking as they had to find out from citizens about the asbestos in the Civic Center.

Melisa will also bring up this concern at the next meeting. Terra apologized for not updating them. She will forward all information on to the Commission as well as Jody regardless if she thinks someone else has done it. Debbie Thompson-Dave Jenkins would like a better clarification on the decision the Commission made concerning the footings of the deck for the contractor. The motion for approval was to verify the footer depths in the spring and if they are not 36" they would be allowed to get a letter from an engineer. The Commission discussed the possibilities of either placing a restriction on the deed or it remaining non-compliant. Dave will suggest Rob Wagner come to the next meeting.

- **Open Positions:** *Out-of-Town position (term ends 12/31/10) is still open.* There was a member in the audience that may be interested in becoming a Commission member. She lives in old Alpine. She would like to come to a few meetings to see if it would be something she is interested in. The Commission explained to her they were in the process of reviewing the LUDC and it would be a perfect time to join. They also informed her of the times of their meetings along with the Council meetings. Terra Miller also suggested she review the Town website. The Commission discussed the amended wording for the LUDC. They would like the position to remain for an out of Town person. If an in town person would fill the position it would be temporary. The temporary time period would be the end of the current calendar year.

5 - P&Z MINUTES: January 26, 2010 need motion to approve. **Melisa Wilson made a motion to approve the minutes; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

6 - COUNCIL MINUTES DISTRIBUTED: January 19, 2010

- **P&Z ATTENDING COUNCIL MEETINGS:**

1) February 16, 2010-Melisa Wilson

2) March 2, 2010-Joshua Floyd

7 - ADJOURN MEETING- Need Motion. **Melisa Wilson made a motion to adjourn the meeting at 8:04pm; Dave Jenkins seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

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

- Active Permits Worksheet
- Non-Compliance Worksheet

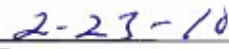
Items mailed to P&Z before meeting:

- None

8 - WORKSHOP 6:30PM & 8:00PM-LUDC REVIEW-P&Z Members will review Sections 2-205 to 2-301.




Pat Marolf, Chairman



Date



Terra Miller, Secretary



Date