



Town of Alpine
Planning & Zoning Commission
Minutes

DATE: July 28, 2009 PLACE: Alpine Town Hall
250 River Circle
TIME: 7:00 p.m.
TYPE: Regular

1 - CALL TO ORDER at 7:01pm

2 - ROLL CALL & ESTABLISH QUORUM by Brenda Bennett.

3 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Welcome Dave Jenkins as a new member to the P & Z Commission.** Dave Jenkins apologized for not being at the last meeting and explained what happened. Everyone welcomed Dave to the meeting and to the board.
- **Alan & Elizabeth Downey-** questions on a roof permit. Mr. & Mrs. Downey were her to ask the board if they needed to pull a permit for reroofing their home. They will remove the old material and replace it with same/like materials. The inspector had a question of why the metal was put on the roof in the first place, was it to help with snow weight, and was there a leak? The board asked the Downey's questions about snow load, leaks, what type of pitch etc... The board asked that when they get into the roof and see what is actually under there to make sure all is in order. If they need to redo any trusses or structural items they will indeed need to pull a permit for that. As it stands now, it does not look like they need a permit. **Joshua Floyd motioned for the Downey's to be able to replace their roof with same/like materials without having to obtain a permit. Dave Jenkins seconded. VOTE: 4 – Yes, 0 – No, 0 – Abstain, 0 – Absent. Motion carries.**
- **Joshua Floyd: Lot #731 LEA: 185 Stoor Drive: RE-04-09;** needs permit approval. The inspector has looked at the plans and has no problems with them. He would like to commend Mr. Floyd on his plans and project as he did a great professional job putting it all together. Questions were asked from the board about sewer, setbacks, and a future deck. Mr. Floyd stated there would not be a deck built at this time as he will have to seek a variance due to setback issues. **Melisa Wilson made a motion to approve the building permit for Joshua Floyd. Dave Jenkins seconded. VOTE: 4 – Yes, 0 – No, 0 – Abstain, 0 – Absent. Motion carries.**
- **Wilderness Roofing:** Complaint. Complaint has been turned in for the Wilderness Roofing building. It appears that a portion of the building has been enclosed, a bearing wall has been removed, and another addition was built without obtaining any permits from the town. It was also brought to the board's attention that Wilderness Roofing has no sewer and no water at this point in time. They legally do not have to have either as this is considered a shop, not a public showroom. Clerk would like to with the board's permission speak with Mr. Fodor in regards to statute of limitations if there is such a thing on this building as all of this happened years ago. We need to know where we legally stand on this issue. Joshua Floyd thinks this is a good place to start, then we can send the inspector in to see about the removal of the load bearing wall to see if the building is structurally sound as of right now. Melisa Wilson wanted to know if we should write them a letter as that would be the nice thing to do to have them be aware of what is going on. Pat Marolf feels we should talk to the attorney first. Plan is to talk with the attorney first see what we have to stand on, send a letter, then have the inspector go look at it all.
- **Letter from Mr. Axford - Stoor Drive complaint re: road.** (See attached letter & photos). This really isn't a planning & zoning issue and will be passed on to the council with the recommendation that the "jungle/tree" be maintained, cut back, cut down so the road will fall or push back to the original shape and boundaries'. **Joshua Floyd made a motion to pass this off to the town council and have them talk with Surveyor Scherbel to potentially shift the road over. Melisa Wilson seconded. VOTE: 4 – Yes, 0 – No, 0 – Abstain, 0 – Absent. Motion carries.**
- **Waste Water Treatment Plant – Fire Marshal information.** The Fire Marshal stopped by the waste water treatment plant on the 23rd and noticed that the bathroom has not been brought up to ADA capabilities like the plans were approved. He wanted to remind all that if the State – Fire Marshal signs off on plans, that are what needs to be done and followed period. This has been noted on the WWTP packet, with Nelson Engineering, and with the town inspector. When it has been taken care of the town needs to call the Marshal so he can come and sign off on it.

4. – UNFINISHED/ONGOING BUSINESS:

- **Active Building Permits & Non Compliance Issues:** see handouts. Dan Boggs issue: Mr. Boggs has one more project to complete then he will receive his certificate. Ernie Scott: The tin has been delivered, but is not in place yet. We need to get in touch with him to see what his plans are; maybe we can help him out to get this completed before the snow flies.
- **Open Positions – Ad** is going in the paper.
- **Deb Wolfley:** *nothing.*

- **Jody Tibbitts:** Inspector Tibbitts wants to remind all and stress to all how important the certificate of placement is and how important it is to do it at the proper time. You cannot wait until the building is up or almost completed. The board has asked the Mayor to look into this situation.

5 - P&Z MINUTES: July 28, 2009 need motion to approve. **Joshua Floyd made a motion to approve the meeting minutes; Melisa Wilson seconded it; VOTE: 4-Yes, 0-No, 0-Abstain, 0-Absent.**

6 - COUNCIL MINUTES DISTRIBUTED:

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

1) August 4, 2009- *Joshua Floyd* 2) August 18, 2009- *Dave Jenkins*

7 - ADJOURN MEETING- Need Motion. Melisa Wilson made a motion to adjourn the meeting at 8:02pm; Joshua Floyd seconded it; VOTE: 4 -Yes, 0-No, 0-Abstain, 0-Absent.

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

- Letter & Photos from Mr. Axford
- Active Permits Worksheet
- Non-Compliance Worksheet

Items mailed to P&Z before meeting: None



Pat Marolf, Chairman

8-11-09
Date

Attest



Brenda Bennett, Clerk

8-11-09
Date