



*Town of Alpine  
Planning & Zoning Commission Minutes*

**DATE:** February 14<sup>th</sup>, 2023  
**TIME:** 7:00 p.m.

**PLACE:** Town Council Chambers  
**TYPE:** Regular Meeting

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**1. CALL TO ORDER:** Meeting called to order at 7:17 p.m.

**2. ROLL CALL & ESTABLISH QUORUM:** Ms. Christine Wagner, Planning and Zoning Commission Administrator established roll call; members present were Mr. Floyd Jenkins, Ms. Melisa Wilson, Mr. Rex Doornbos was absent and excused from the meeting. A quorum was established. Mr. Floyd Jenkins, Vice-Chairman, presided over the night's meeting. Also in attendance was Mr. Dan Halstead, Residential Building Inspector.

**3. TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **CREATIVE PROPERTIES, LLC:** Lot #12 Palisades Heights Subdivision, 160 US Highway 89 (RE-Zone 01-23) Mr. David Jenkins and Mr. Brett Bennett gave those in attendance a brief overview of the rezone request for the property, this conversation was a continuation of the previously held public hearing on the rezone project. Mr. Bennett reiterated the property has two (2) existing structures, those being a real estate office, on the front portion of the lot and an apartment building that has six (6) separate units, along with a storage facility on the back portion of the lot. By changing the zoning on the property, this will bring the apartment complex that was built in the 70's into compliance with the correct zoning district. Applicant understands that the placement of the apartment complex, still makes that portion of the building a non-conforming use and they will be limited to how much space, if any, there is to add to the existing apartment complex. However, that can be dealt with at a later date, should there be any decision to complete any renovations at the project site. Mr. Bennett mentioned that there has been some conversation regarding changing the front setback lines, Mr. Bennett would like to go on the record to state that if the setbacks were to change on commercial properties they would like the ability to change that zoning back and/or complete a replat on the property, to have the front portion commercial and the back portion as mixed residential commercial thereby allowing more buildable area.

Ms. Melisa Wilson moved to send an approval recommendation for final rezone approval to the Town Council for the property into the Mixed Residential Commercial (MRC) zoning district for the property located at 160 US Highway 89, Lot #12 of the Palisades Heights Subdivision, permit number RE-01-23, with the support to retain a portion of the subject property for commercial purposes, if in the future the front setbacks were to change to allow for a lesser setback distance. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.

**4. TABLED ITEMS:**

- None

**5. DISCUSSION AND/OR CORRESPONDENCE ITEMS:**

- **Planning/Zoning Discussion Items:**
  - Comments/Concerns from Commissioners – There was no comments/concerns from the Commissioners.

- **Planning/Zoning Correspondence:**


- 185 US Highway 89 – Re-Allocation of Handicap Parking Space(s) – Vice-Chairman Jenkins suggested that this topic be discussed at the next Commission meeting, when there is a full board present at the meeting.
- Comments/Concerns from Commissioners – There was no additional correspondence to be discussed.

**6. TOWN COUNCIL ASSIGNMENT:** February 21<sup>st</sup>, 2023 – Ms. Melisa Wilson will be the representative in attendance at the next Town Council meeting.


**7. ADJOURN MEETING:** Ms. Melisa Wilson moved to adjourn the meeting. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 2 yes 0 no, 0 abstain, 1 absent (Doornbos). Motion carried.

Meeting adjourned at 7:26 pm.

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Floyd Jenkins, Vice-Chairman  
Date

Transcribed By:

  
Christine Wagner, Planning & Zoning Administrator  
Date

\*\* Minutes are a summary of the meeting \*\*