



Town of Alpine
Planning & Zoning Commission Minutes

DATE: July 10, 2018
TIME: 7:00 p.m.

PLACE: Town Hall
TYPE: Regular Meeting

1. **CALL TO ORDER:** Meeting called to order at 7:01 p.m.
2. **ROLL CALL & ESTABLISH QUORUM:** Planning & Zoning Secretary, Christine Wagner conducted roll call: Planning & Zoning Members present were Mr. Floyd Jenkins, Mr. Tim Harnett and Mr. Rex Doornbos. A quorum was established. Also present was Dan Halstead, Town Code Enforcement Officer.
3. **APPOINTMENTS/NEW BUSINESS:**
 - **Christie, Dave & Chris: #56 Three Rivers Meadows, 445 Meadows Drive –** Remodel/Addition Permit – (**#A-02-18**) – Mr. Christie was in attendance to present his plans to the Commission for his remodel/addition project. Mr. Christie stated that he will be adding a dining room onto the back of the home; converting the breezeway into entry/living area, taking the existing garage and converting that into three (3) bedrooms and adding a eight hundred (800) square foot garage to the home. Commission members reviewed the plans; all of the addition will fit within the allowable setbacks for the property. Plan review by the Town Building Inspector has been completed and it appears that the only thing the plans are missing is the total ridge height. Commission members asked Mr. Christie to provide that information to the Planning and Zoning Commission.

Mr. Tim Harnett moved to approve permit #A-02-18 for Dave & Chris Christie, 445 Meadows Drive, Lot #56 of the Three Rivers Meadows Subdivision contingent upon submitting the total ridge height of the structure to the Commission. Mr. Floyd Jenkins seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

4. **TABLED ITEMS:**
 - **Feuz, Daniel {Galves/O'Donnell}: #17 Greys River Valley, 323 Greys River Road –** Minor Construction (Window Installation) - **#MC-03-18** – No new information has been submitted; a letter of expiration will be sent to the applicant.
5. **DISCUSSION AND/OR CORRESPONDENCE ITEMS:**
 - **Planning/Zoning Questions, Concerns and/or Public Comments:** Mr. Richard Morgan was in attendance to ask questions regarding placement of a shed on his lot in the Palis Park Subdivision. The Commission discussed the regulations with Mr. Morgan and as stated in the Alpine Land Use and Development Code adopted regulations; accessory structures, of any size, are only permitted on the same lot with an existing primary residential structure. The Commission discussed with Mr. Morgan options for placement of his shed proposal. Mr. Morgan stated he has no intention on building on his adjacent lot and therefore a re-plat and/or lot consolidation would be the best way to go for him. He will contact Surveyor Scherbel to look into the lot consolidation and get back with the Commission.
 - **Land Use and Development Code Review:** The Commission discussed the final changes to the Land Use and Development Code (LUCD); they discussed the business signage help accommodate the area business owners to provide a simpler accommodation for the business and provide additional signage for business properties. The discussion was with regard to sandwich board signs and the allotment amount for single business properties vs. a multi business property. Also defined was allowing each business property one (1) permanent banner and an increase in temporary sign sizes "For Sale & For Rent" properties specific

to the Multi Unit Residential Commercial and Light Industrial Zoned District. It was determine to correct table 4-12 that is included in the LUDC, e-mail Commission members with the corrections and then move forward with the recommendation to the Mayor and Council for their review and consideration.

Mr. Floyd Jenkins moved to send a recommendation to the Mayor and Town Council for their review and approval consideration on the proposed 2018 changes to the Alpine Land Use and Development Code Ordinance. Mr. Tim Harnett seconded the motion. All in favor; Vote: 3 yes 0 no, 0 abstain, 0 absent. Motion carried.

- **Draft Town Council Minutes of May 15, 2018** – The Commission reviewed the distributed minutes from the May Town Council Meeting.
- **Buschow:** #60 Alpine Grid Area, 60 US Highway 89 (Three Rivers Motel Shared Signage) – The applicant was not in attendance and due to time constraints this item was not discussed at this meeting.

6. UNFINISHED/ONGOING BUSINESS:

- **Active Building Permits Issued:** Due to time constraints the P&Z Commission did not discuss the active permits and/or on-going projects at this meeting.

7. APPROVAL OF MINTUES:

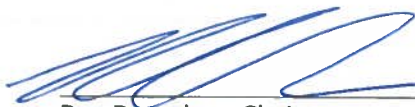
P & Z Minutes: June 26th, 2018 – The minutes were reviewed by those present.

Mr. Tim Hartnett moved to approve the minutes of the June 26th, 2018 meeting, as written. Mr. Floyd Jenkins seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- 8. **TOWN COUNCIL ASSIGNMENT: July 17th, 2018:** Mr. Rex Doornbos will be the representative present at the Town Council meeting.

- 9. **ADJOURN MEETING:** Mr. Floyd Jenkins moved to adjourn the meeting. Mr. Tim Hartnett seconded the motion. Vote: 3 yes, 0 no, 0 abstain, 0 absent. Motion carried.

Meeting Adjourned at 8:39 pm.

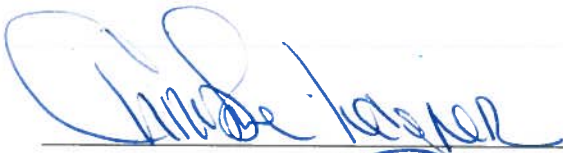


Rex Doornbos, Chairman

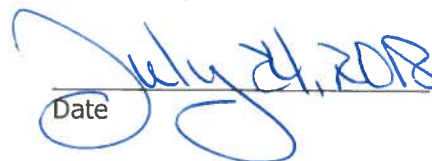
7-24-18

Date

Minutes Take and Transcribed By:



Christine Wagner, Planning & Zoning Secretary



Date

**** Minutes are a brief summary of a recorded meeting ****