

GREGORY PLANNING COMMISSION MEETING

TUESDAY, FEBRUARY 17, 2015

The Planning and Zoning Board met in regular session at 5 pm on Monday, February 17 with Scott, Sam Donna and Guyla in attendance. The meeting was called to order at 5:05 pm. The minutes of the previous meeting were read and approved with a motion by Guyla and seconded by Donna. All members voted aye.

There were no building permits to consider.

Discussion was held on the "Conditional Use Permit" ordinance that is already in the city code book. The board discussed who needs to obtain this type of permit. The board's consensus was if you live in your home and run a business out of your home you would be exempt. The board also surmised that the noise and parking complaints were a city police issue, not a Planning and Zoning issue.

The recommendation and motion made by Scott and seconded by Donna of the Planning and Zoning Commission is that every year the non-owner occupied commercial business follow the Addendum to our Feb 2, 2015 minutes stating a solution of a Conditional Use Permit be obtained and follow the correct process. The addendum also includes the resolution of noise and parking and the renting of a private dwelling to a commercial business as well as a recreational vehicle (camper) being used as a private dwelling. Refer to "Addendum to Feb 2, 2015 Minutes" that were presented to the Gregory City Council on February 17, 2015.

Grandview ordinances were reviewed from the last meeting.

Declaration of Reservations and Restrictive Covenants and Conditions for Grandview Addition Commercial and Highway Commercial Districts hand out was reviewed. Scott will meet with Al, City Finance Officer and finish the preliminary version. This will then be reviewed again at our next meeting and given to the city council for their ruling.

Scott has contacted the Governor for the ground breaking event. No definite date has been set due to the time of year at the capitol. Scott also contacted John Thune and received the same message from him. Late March appears to be a possibility and we will tentatively use that time frame.

The "Three Legged Agreement" was reviewed by the Planning and Zoning board. Guyla recommended that Scott be appointed as the Zoning Administrator so that when people want to obtain a building permit that it is completed as smoothly as possible and the purchaser does not have to wait for over two weeks to begin construction in the Grandview Addition. Sam seconded the recommendation. This agreement still needs to be completed and agreed upon by the council.

Other items on our agenda that were discussed were annexation of the outer edge of Gregory, the Ordinance Book update and city wide clean up days. More discussion will follow on these items.

At 6:16 pm, with no further business to discuss, Donna made a motion to adjourn. The motion was seconded by Sam.

Guyla Husman, filling in for Bonnie Johnson

