

## GREGORY PLANNING COMMISSION MEETING

April 6, 2015

The planning commission met in regular session on Monday, April 6 at 5:07 p.m. with Scott Anshutz, Sam Flakus, Guyla Husman and Bonnie Johnson present.

Scott and Guyla moved and seconded that the previous minutes be approved.

The committee will confirm final setbacks on the building permits submitted for this meeting. Bonnie and Sam moved to approve Rose Frank's permit for a new business structure with no variances and no covenants, with a fee of \$262. Mark Fortuna's permit for a fence with a fee of \$25 was moved to approve by Sam and Guyla. Rick Tiegen's permit for a deck with a fee of \$25 was moved and seconded by Guyla and Sam. Joel Bartling submitted his business permit. Scott and Sam will check the figures on his permit which added up to \$1669. Joel has objected to the cost of the permit. Bonnie and Guyla moved and seconded to approve the permit as written. All of these permits were approved by the committee.

We had a discussion on city fee schedules. Ours compares favorably with Dell Rapids' fee schedule (comparable city size?). We do expect the city council to waiver on the building permit fee cost for Bartling if he asks. Scott has talked with Joel and he understands and is willing to pay the amount of the permit fee but it is ultimately up to the council to set the fees. A motion was offered by Sam and seconded by Guyla to cap building permit fees at \$1000 for total values of \$310,000 or more. Scott voted aye with them; Bonnie voted nay.

The Grandview groundbreaking ceremony has been rescheduled for Thursday, April 23. Sam will check if the same schedule, as previously proposed, can be used. A Horizons meeting is tentatively scheduled for that evening.

The council will address Bob McKee's objections to neighborhood situations at the council meeting tonight. We will have representation at the meeting. The council nuisance committee has not met yet.

Discussion was held on the three legged stool and it calling for a Zoning Administrator. It was felt that a paid ZA would be the way to act on building permits. The ZA would be able to approve the permit on the spot based on the setbacks, permit fees, and covenants. If a variance was needed, the P and Z board would meet to look at the permit and send our recommendation to the Council for approval. The ZA would report to the council on the permits that he/she had approved. The P and Z would only need to meet when needed. It was agreed to look at other communities and see what they

are doing as far as a ZA. Scott will get with Al and Maurie to discuss this issue before it goes to the council.

On behalf of Guyla, Scott will ask the nuisance board tonight as to when they are meeting as she is on this board.

Motion by Guyla and seconded by Sam to adjourn. All in favor.

6:55 pm

Bonnie Johnson, commission secretary