

Gregory Planning Commission Meeting
Monday, April 7, 2014

Present for the April 7 meeting were Sam Flakus, Donna Schmitz, Scott Anshutz, Bonnie Johnson, and later, Guyla Husman.

We looked at the March 17 minutes. Grandview was spelled both as one word and as two and we agreed it should be one word --- Sam made the motion to approve; Scott seconded the motion. All members voted aye.

We accepted Dan Fiebelkorn's resignation on the Planning Commission board. The board approved the appointment of Guyla Husman as his replacement, and will take the one year term if approved by the City Council.

We examined Joe Nyguen's building permit which had no variances. Sam made the motion; Donna seconded; and we approved the permit. All members voted aye.

Eric Ambrosen has the ordinance and covenant changes for the new addition which are to be approved by our board.

We discussed the new Bartling acquisition. He will plan for a 300 foot east and west by 540 foot front north and south for a total of 3.29 acres. There is an April 30 deadline for a grant (\$250,000 possible) that may depend

on having the Bartling project in place; plus other share grants are available.

Phase One of the new subdivision will entail about \$2,000,000 -- north of 1st Street; north to the school, with approximately 64 residential lots with purchase prices of approximately \$15,000 to \$35,000. Commercial lots will be set at different costs than the residential lots. There is a 20 year time frame for development; the Bartling project will help finance the infrastructure, which could trigger more improvements to residential and/or commercial development.

We reviewed the ordinances and covenants regarding the new subdivision.

We next reviewed the proposed new building permit applications which will involve a deposit and fee system. We modeled the proposed applications on other area permit systems.

We do want to add a variance schedule to the permits. We suggest a variance issuance fee of \$100 added to the regular fee schedule.

The documents needed will be the building permit, the fee schedule, the site plan requirements (determination of setbacks, etc.). This will also be found on the City's website to include the fee schedule, variance needs, site plan, commercial permits and residential permits.

Donna moved to accept this program; Scott seconded it; motion approved.

We approved a building permit for Vern Witt with a motion by Bonnie; second by Sam. All members voted aye.

Mark Rajewich's building permit brought up a question of the construction material for the intended building. It would be a steel structure similar to a pole barn. The Duling Covenant, which first applied to the property, did not address such construction. After Gregory City purchased the property their "uniformity clause" applied and this will have to be interpreted. The Planning Commission will table the Rajewich application until the construction style can be applied to the uniformity clause which the council should clarify.

The motion and second to adjourn was given by Donna and Scott. Scott will inform the commission if we will meet Thursday, April 17 or Monday, April 21.