

GREGORY PLANNING COMMISSION MEETING

Monday, July 21, 4:35 p.m.

Mayor Schlaht and city office employees Al Cerny and Jennifer Keegan attended the meeting with members of the planning commission: Scott Anshutz, Sam Flakus, Guyla Husman, Donna Schmitz and Bonnie Johnson. City Attorney George Johnson was in attendance

The meeting agenda and previous minutes were approved with a motion by Guyla and second by Sam; unanimous approval.

Al explained the ordinance 2014.02 item #153.03 as it applies to building permit applications. Generally city residents planning to improve their property come to the city offices for the building permit forms. To be considered they must be returned to the city offices by Friday noon prior to the next week's council meeting. The forms are scanned to the Planning and Zoning Committee which addresses them at their regular meeting prior to the council meeting, generally on Monday night.

These items, number 3, 4, 5, 6, 7 and 8, will be addressed by the city council, amending said ordinance.

Discussion on general make-up of rules and regulations will be handled as they come up. After a discussion on re-roofing and re-siding, a motion was made by Guyla; seconded by Donna and unanimously approved by the Planning and Zoning Commission to eliminate the need for building permits for re-roofing and re-siding buildings with the same material.

The remainder of the ordinance 2014-02 changes met with the planning commission's approval.

Regarding the Grandview Covenant discussion, a motion was made by Bonnie and seconded by Guyla to have Scott and Sam meet with representatives from the city council to finalize the covenant rules. They will try and meet before the next scheduled meeting and bring back the results. Unanimous approval. George Johnson, as city attorney, suggested entering covenant rules into purchase contracts for Grandview parcels. Grandview is officially one word as the name of the new subdivision.

Al spoke on the necessity to keep the new development in line with financing available to the city. Extending Logan Avenue down to Third Street and extending water and sewer out to the new property lot lines will take more money than the city has in relation to the debt limit. The GEOD grant, community access grant, possible rural development money and individual land purchases are needed to keep the development in line with financing.

There was a discussion on compensation for the Planning and Zoning Commission Board. Commission members were in general agreement that the chairman of the commission should be the only member to be compensated, given his extra time involved and multiple responsibilities. The council will discuss this matter.

Guyla left the meeting for another appointment.

The commission considered a building permit from Julie Anshutz for steps and a landing. Donna made a motion to approve; Bonnie seconded the motion and Sam approved. Scott abstained.

A discussion of zoning outside the city limits evolved and will be discussed at the next meeting.

A motion by Sam and a second by Scott to adjourn. 5:55 pm

Bonnie Johnson, commission secretary