

GREGORY PLANNING COMMISSION MEETING

Monday, August 4, 2014 5:00 pm City Hall

All members of the planning commission, including Scott Anshutz, Sam Flakus, Guyla Husman, Donna Schmitz and Bonnie Johnson were present for the meeting as well as Casey Burrus, Gregory County Director of Equalization. Mayor Schlaht joined us later in the meeting. The agenda and previous minutes were approved by a motion from Donna, second by Sam and unanimous approval by the commission.

Casey Burress, Gregory County Director of Equalization and former code enforcer for the city of Winner, shared some of that city's experiences, rules and problems with building codes and property maintenance. She stated there are no utility and waste water codes in place for that city.

There was a positive discussion on adopting the International Building Code and how it applies to our town. Code enforcement is the biggest issue -- at the county level and in individual towns in the county. Casey had looked at our codes and stated that most of our codes are in place that we need and they need some minor tweaking. She went on to say that a code is simply a law for everyone in the city to go by and if we (the city) is not enforcing them, the city is the guilty party.

Dan Brown is currently the official planning and zoning administrator in Winner. The ongoing problems there are public health, welfare conditions and absentee landowners.

Ms. Burress stated that a plan of action is needed to present to the city council that demonstrates a process that will work and will provide incentives for the city. This can be because of increased property taxes due to property improvements, fees in the building permit process and fees realized in the penalty process. She shared with us universal information found in the "International Property Maintenance Code". She also talked about the code enforcement process. She concluded with an invitation to visit with her concerning our planning and zoning process and shared her business e-mail address which is gregdoe@gwtc.net.

Mayor Schlaht was able to meet Casey and we discussed several issues that are of concerns of not only our board but many of the citizens share the same concerns of ordinances not being implemented.

At our next meeting we will discuss how we can perhaps partner up with the city fathers and help make Gregory more attractive and a better place for all. We all agree that we need to place timeframes as to when these measures need to be completed as if we don't then another year comes around and then another.

We received a list of residents, most of whom live outside the city limits, who have water, sewer or water-sewer service.

Sam made a motion to adjourn the meeting; Donna seconded it; the motion was approved unanimously.

Meeting Adjourned 6:35

Bonnie Johnson, commission secretary