

Town of Alpine  
Planning & Zoning  
Minutes April 22, 2008

Meeting was called to order at 7:07 pm. Roll call was taken: Pat Marolf, Paula Stevens, and Kennis Lutz were present establishing a quorum. Dave Gustafson and John Thomas were absent and excused.

**TONIGHTS NEW BUISINESS**

**Curtis Webber: S-02-08** Update on sign for American Legion Ball Field. Curtis is going to change the placement of his Eagle Scout Project sign. The sign will be moved from the HWY 89 to the ball field. It will go in front of the dugout, and will still be a 4 x 4 free standing sign. This will require a new sign permit to be made for the change in location. **Pat Marolf moved to approve the new site for the sign as long as the maximum height does not exceed 10 feet. Kennis Lutz seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent. Motion carried.**

**Tiphany Gayhart: S-04-08** Temporary Sign Permit – “now leasing” 10 x 2 banner on front of new building. **This will have to be tabled until the next meeting as Mr. Lutz is the representative for this sign. If he represents the sign permit there will not be a quorum.**

**Tiphany Gayhart: S-05-08** Permanent Sign Permit – free standing sign. **This will have to be tabled until the next meeting as Mr. Lutz is the representative for this sign. If he represents the sign permit there will not be a quorum.**

**Roger Brown: RE-02-08** Remodel Permit – face lift for office building. Mr. Brown would like to update the front of his office building. He would like to keep in step with the recent trend of new commercial developments. The vinyl siding would be replaced with a “bully Board” type of wood. The bottom 2 feet of the building will be stone. He will also replace the front doors. Inspector Tibbitts looked over the plans and found them to be in proper order with no comments or conditions. **Kennis Lutz moved to approve the remodel permit for Roger Brown’s office complex. Pat Marolf seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent.**

**Carla Stone / Karl Sherbel: Rep-02-07** Change from a re-plat to a Master Plan. Carla would like to change her re-plat to a master plan as they would like the ability to still be able to sell the property all in one piece instead of re-plating it and selling it in 7 plots. They would like to do this under the current codes and zoning. The permit for this expires in May. It was decided that it would be best for them to renew the permit until they know for sure what they want to do as the Town does not have any thing on the books for Master Plans of this type.

**Bruce Adams:** Question on proposed property purchase at 514 Nelson Lane. Mr. Adams and his wife wanted to know if the proposed zoning would allow them to use this home as a bed and breakfast. Under the new zoning codes it would be allowable to use the home for a bed and breakfast. The owner would live there and have the ability to have up to 5 guest bedrooms, for less than a 30 day stay. They only meal allowed to be served to guests would be breakfast. It

would also be possible for a room to be set aside for a worker/helper. The parking area appears to be big enough for the project, but without having this available tonight in the codes, it may be discussed again.

**Letter from Donn Wooden:** R1-Single Family residential District Code. Mr. Wooden wanted to make sure the Commission received the letters sent which he notes they did. Letter submitted is requesting an amendment to the R-1 Single Family residential District Code, Section 2-202 (b) permitted uses: in a manner that will recognize and accept the historical and traditional type of use that many of the seasonal homes and cabins in the R-1 district are used for; prior to incorporation and to this date. (See letter) He would like the commission to please read the entire letter and the comments from Attorney Fodor before they make their final recommendation to the Council. He notes that these people have to abide by ordinances, show respect for the Town and its residents He is afraid that complaints will start coming in if the code is adopted as is. He would like the Board to keep his letter and comments in mind when making their motion for its passage to go to Council.

**Town Zoning Map:** Completed – final discussion before recommendation to Council. Paula Stevens is going to contact Pedersen Planning Consultants in regards to the zoning map and other issues with the codes. Parking, for non residential use, removing MRC -1 code as there are no properties zoned this on the new map, and some of the subdivisions are not listed. The lots that were in question at the last meeting do meet standards. Kennis Lutz does have some questions on the map also, as he would be representing himself the Board would not have a quorum so this will have to be tabled until the next meeting.

**Complaint re:** House at 401 Grey's River Road appears to be a duplex in an R1 Zone; no remodel permit was ever given. It has been brought to the Boards attention that the house appears to be a duplex. This is not zoned for that usage. Pat Marolf was under the understanding that one end was turned into an efficiency apartment and is being rented out. To his knowledge no walls were built, or moved and there is no kitchen in the unit. Acting Chairman Stevens asked for a letter to be sent to the home owner regarding this issue.

### **UNFINISHED/ ONGOING BUSINESS**

**Jody Tibbitts:** Building inspector stated that we have given 2 occupancy permits this week, one of these was for the Library. The State Inspector has signed off on this too, so they will be able to have their grand opening on Friday as scheduled. Harold Sauer from HRS has tried to get in touch with Jody in regards to the Ernie Scott home. He has complaints and wants to know why they need to go to all the work of the permit process when all he is doing is trying to help out the Town and the Scotts redo their roof. Mayor DeCora feels that this should be turned back over to Attorney Fodor. The board agrees with the Mayor so it will be put back in the Attorney's hands.

### **PLANNING & ZONING MINUTES**

April 8, 2008 minutes need approved. **People attending the meeting were not present so they were not signed nor approved.**

**P&Z ATTENDING COUNCIL MEETINGS:**

1) May 6, 2008 – Pat Marolf

2) May 20, 2008 – Dave Gustafson

Kennis Lutz motioned to adjourn the meeting. Pat Marolf seconded. VOTE: 3 Yes; 0 No; 0 Abstain; 2 Absent. Motion carried.

Meeting adjourned at 8:15 pm.

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Paula Stevens, Co Chairman

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Date

ATTEST:

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Brenda Bennett, Treasurer

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Date