

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, November 8, 2023

Present: Steve VanHouse
Nelson French
Wade LeBlanc
Mike Johnson

Absent- Richard DeRosier

Gary Thompson, Planning & Zoning Administrator
Tim Costley, City Attorney via ZOOM left at 5:07 p.m.
David Drown, City Planner
Faron Meeks

VanHouse called the meeting to order at 4:03 p.m.

Agenda – Motion by LeBlanc, second Johnson to approve the Agenda as presented.
MOTION CARRIED.

Approval of Minutes- Motion by Johnson, second LaBlanc to approve October 4, 2023 Regular Meeting minutes. **MOTION CARRIED.**

Zoning Administrators Report – Plumbing and land use permits issued were reviewed.

Communications – LeBlanc was contacted regarding having pigs as a pet within the city limits. Discussion followed regarding need for conditional use to have pet pigs.

OLD BUSINESS –

Downtown Zoning Review- Drown presented the proposed Downtown Business Zoning Codes which is a combination of Highway Business and Downtown Business Zoning. The Commission reviewed suggested setbacks, allowable uses, existing code language, and lot size requirements. Discussion regarding pros and cons of changing zones before property owner has requested, adding multi-family housing, fire safety rules relating to setbacks, include agreements between adjacent property owners for close setbacks, shared walls, and non-compliance issues. Thompson has reviewed past comprehensive plans and suggests to leave zones as is for now and review as requests are received. During the review of proposed zoning changes, the Commission concurred with permitted uses, but move Assembly/packaging companies, Warehouse/showrooms, and Adventure/Tourism centers to conditional use, and invest in signage. Discussion on continuing to work on setback requirements and have City Attorney investigate proper signage questions.

Faron Meeks expressed his frustration regarding lack of communication about the proposed new public street near his business. Drown will set up a meeting with all

business owners to present final feasibility study that he recently received and answer any questions or concerns.

NEW BUSINESS

Set 2024 Meeting Dates- Motion by LeBlanc, second French to set Planning and Zoning regular meeting dates as January 3, February 7, March 6, April 3, May 8, June 5, July 3, August 7, September 4, October 9, November 6, and December 4. MOTION CARRIED.

Vacation of Library Utility Easement- Motion by LeBlanc, second Johnson to set a public hearing on Wednesday, December 6th prior to Planning & Zoning meeting at 4:00 p.m. regarding the Vacation of the Library Utility Easement needed for the Library project

Motion by Johnson, second French to adjourn at 5:41 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson