

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, January 8, 2025

Present: Steve VanHouse
Richard DeRosier
Wade LeBlanc

Excused: Nelson French
Absent : Mike Johnson

Gary Thompson, Planning & Zoning Director
Tim Costley, City Attorney – left at 4:51 p.m.
Zachary Blood
Carolyn Hudyma
Julie Jensen

VanHouse called the meeting to order at 4:10 p.m.

Board Chair Appointment – Motion by DeRosier, second LeBlanc to appoint Steve VanHouse as Board Chair. MOTION CARRIED.

Alternate Board Chair Appointment- Motion by LeBlanc, second VanHouse to appoint Richard DeRosier as Alternate Board Chair. MOTION CARRIED.

Agenda – Motion by DeRosier, second LeBlanc to approve the Agenda with addition of Steve VanHouse renewal application. MOTION CARRIED.

Approval of Minutes- Motion by LeBlanc, second DeRosier to approve November 6, 2024 regular meeting minutes and December 4, 2024 Special Meeting minutes. MOTION CARRIED.

Zoning Administrators Report – Review of current permits issued.

Communications

Public Comment Guidelines- Carolyn Hudyma expressed her concerns regarding limited two way communication during meetings and asked that the wording be changed to allow that. Julie Jensen asked for clarification regarding each board having the ability to determine how strictly they will follow the guidelines. City Attorney Costley clarified his request for the guidelines to follow government standards, public being invited to speak vs. creating debate, and that Board Chairs are responsible to conduct the meetings as they see fit.

OLD BUSINESS

Accept or Deny Rezoning Request from Zachary Blood, rezoning of the unplatted TWP 56 RGE 7 which lies in the W ½ of NE ¼ of NE ¼, Lake County from RR to FR-
A public hearing was held prior to take public comment regarding a rezoning request from

Zachary Blood to rezone his parcel of property on Mount Rockwood Road from RR to FR for the purpose of selling one of his lots. There were no written or verbal comments received.

Chair VanHouse stated that this was consistent with Comprehensive Plan to develop the area, that rezoning in the area has been done before to get homes developed there, and that Zachary owns the property.

Member DeRosier stated the request fits with the Comprehensive Plan, rezoning has been done previously in that area, and Zachary owns the property and has explained his need to rezone.

Member LeBlanc stated request is consistent with Comprehensive Plan and agrees with everything that was previously said.

City Attorney confirmed the findings of the board.

Motion by LeBlanc, second DeRosier to recommend Council approval of Zachary Blood's rezoning request to rezone parcel #22-7401-29040, the unplatted TWP 56 RGE 7 which lies in the W ½ of NE ¼ of NE ¼, Lake County, from RR to FR. MOTION CARRIED.

RV Parking- Thompson presented documents concerning RV parking in the city. He is proposing no permanent living in RV's, that RV's must be licensed and in working condition, limiting the maximum number of days visitors are allowed to stay in an RV, and that the RV cannot be plugged into electric or water. City Attorney will review and present at next meeting.

Golf Course Housing Project- Discussion regarding the status on the preliminary plat, EDA's decision of recommending to allow only four short-term rentals on the west side of the development, zoning approval by Council needed, obtaining a water report for any contaminants, utility placement costs, and city acting as developer versus private developer. Consensus of board was to request David Drown obtain an estimate from Northland Construction, via Sourcewell, regarding utilities and lot costs to complete the preliminary plat.

NEW BUSINESS

Set 2025 Meeting Dates - Motion by DeRosier, second LeBlanc to set Planning and Zoning regular meeting dates for 4:00pm on February 5, March 5, April 9, May 7, June 4, July 9, August 6, September 3, October 8, November 5, and December 3. MOTION CARRIED.

Steve VanHouse Board Renewal- Motion by DeRosier, second LeBlanc to recommend to Council to accept Steve VanHouse Board renewal. MOTION CARRIED.

Motion by LeBlanc, second DeRosier to adjourn at 5:11 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson