

Planning and Zoning Commission
Minutes – January 26th, 2021

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, January 26th, 2021 at 7:00pm with the following members present: Commissioners Mike Pederson, Tanya Iverson, and Chairman Jerry Chaon.

Absent: Commissioners Ben Oien and Dave Gillespie

Also present: Karen Leffler, Jacob Tetrick, and Assistant Finance Officer Tiffany VanDeKieft

Visitors: none

CONSENT CALENDAR

Commissioner Iverson moved and Commissioner Pederson seconded to approve the consent calendar consisting of 1) Minutes from November 24, 2020; and 2) agenda. All Ayes. Motion Carried.

VARIANCE HEARING FOR FENCE HEIGHT – TETRICK – 511 N BLAIR ESTATES CIR

This being the time and place, Chairman Chaon opened the hearing as the Board of Adjustments for Jacob Tetrick's variance request. Jacob Tetrick and Karen Leffler discussed the need for the variance due to a portion of the fence being placed on a retaining wall thus making the height more than eight feet. Jacob suggested specifying on the building permit where the measurement is taken from, such as from the outside of the fence. There were no proponents nor opponents. Chairman Chaon closed the hearing. A motion was made by Iverson and seconded by Pederson to approve the variance as requested extending the fence height above eight feet with a retaining wall.

All ayes.

PUBLIC HEARING TO APPROVE THE UPDATED ZONING MAP AS THE OFFICIAL MAP

This being the time and place, Chairman Chaon opened the hearing for the updated zoning map. Karen discussed that the City Engineer Myron Adam finished the update on the Zoning Map so now it has to be adopted as the Official Zoning Map. Planning & Zoning will conduct this hearing for the proposed Ordinance and will need to recommend whether or not to send it on to the City Commission for approval. Discussion regarding the zoning of the potential development area near the hospital took place among the Commissioners. Karen clarified that the developer would need to request a zoning change as part of the development process. There were no proponents nor opponents. Chairman Chaon closed the hearing. A motion was made by Pederson and seconded by Iverson to recommend approval and forward it to the City Commission for passage.

All ayes.

DIALOGUE:

Assistant Finance Officer VanDeKieft discussed the possibility of a new mobile home park. Cliff Carlin had stopped in the week of December 7th, 2020 regarding the possibility of creating a new mobile home park in City Limits. He was given a copy of the Chapter 5 (Manufactured Home Residential District) which includes lot dimensions and required amount of acres as well as a copy of 11.14 (Manufactured Home Requirements) which specifies the age of the homes and other regulations. He mentioned starting out with five trailers and possibly expanding to twenty trailers. The phone number he left was incorrect so Karen wasn't able to reach him to discuss so we are waiting for him to contact us back with further interest. AFO VanDeKieft also mentioned

that the DKOI sign on Rutten's property is up now. She also mentioned about the development ideas northwest of the mobile home park on Lynn Street that Jim Holbeck had presented to the City Commission for input on which route he should pursue. Iverson discussed reviewing the Comprehensive Plan to see if his proposals fit in for that area. AFO VanDeKieft also brought up artificial turf for boulevards and yards. Discussion ensued regarding the looks, quality, how wear and tear would be. It was mentioned that there is currently a living ground cover requirement and that it is thought to be 50%. (Upon later reviewing Landscaping Standards 11.12 of the Zoning Regulations, Part A indicates that at least 90 percent of the required front yard setback shall be landscaped and maintained with living ground cover except for the portion of the front yard necessary for hard surfaced driveways or sidewalks.) Commissioner discussion leaned towards not deciding on a case-by-case basis whether or not to allow it. AFO VanDeKieft advised that she was notified that Advanced Ag would not be moving forward at this time with requesting a variance for the bins they wanted to place on the property. She also advised that the next meeting will be February 23rd, 2021.

ADJOURNMENT

Commissioner Iverson moved and Commissioner Pederson seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer