

Planning and Zoning Commission
Minutes – July 27th, 2021

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, July 27th, 2021 at 7:00pm with the following members present: Commissioners Mike Pederson, Dave Gillespie, Ben Oien, Tanya Iverson, and Chairman Jerry Chaon.

Absent: none

Also present: Karen Leffler and Assistant Finance Officer Tiffany VanDeKieft

Visitors: Dale Kroger and his grandson, Gabriel Garibay, Code Enforcement Officer Geoff Fillingsness

CONSENT CALENDAR

Commissioner Oien moved and Commissioner Iverson seconded to approve the consent calendar consisting of 1) Minutes from July 9th, 2021; and 2) agenda with amendments correcting the date from July 29th, 2021 to July 27th, 2021 and changing item 3 from hearings to discussion. All Ayes. Motion Carried.

KROGER DISCUSSION

Commissioner Iverson moved and Commissioner Oien seconded to vote to table and reschedule the mixed use (commercial/residential) conditional use hearing per the City Attorney's advice. All Ayes. Motion carried.

Commissioner Iverson moved and Commissioner Oien seconded to vote to table and reschedule the motor vehicle repair shop conditional use hearing per the City Attorney's advice. All Ayes. Motion carried.

Dale Kroger was present and discussion ensued with him regarding the situation at his property at 326 South Broadway. The Building Permit Inspector was not called for footings & framing inspections and the building ended up built closer to the property lines than indicated on the building permit. According to the City Attorney, a variance request hearing should be done first but can be held on the same night as the rescheduled conditional use hearings. Dale indicated that he had given a copy of the building permit to his concrete guy and had gotten a message from him that he was taking care of inspections so he assumed inspections were done. Dale did mention that he should have followed up to verify though. Placing a sidewalk on the south side of his property was also discussed. Dale said he has no problem putting it in but needs direction on how it should be placed at the corner where a fire hydrant, tree, & pole are in the way of where the sidewalk should normally be. The Planning & Zoning Commission asked that he submit his variance request form as well as a surveyor's certificate.

CONDITIONAL USE HEARING – GABRIEL GARIBAY – 504 EAST FIFTH STREET

This being the time and place, Chairman Chaon opened the hearing as the Planning & Zoning Commission for Gabriel Garibay's conditional use request. Gabriel Garibay discussed his that he had purchased the property about a year ago but was in an accident so he's just getting around to doing anything with it until now & that he would like to be able to fix up and sell a couple cars at a time there. Members of Planning & Zoning discussed about keeping cars back out of the line of sight at the corner & hard surfacing where cars will be placed. There were no proponents nor opponents. Chairman Chaon closed the hearing.

Commissioner Iverson moved and Commissioner Gillespie seconded to approve the conditional use with the conditions that vehicles for sale can be parked on the east side of the building as well, contingent on verifying ownership and that where cars will be placed needs to be hard surfaced before placing them there. All ayes.

DUGOUT IMPROVEMENTS AT KENNEDY PARK

Commissioner Oien moved and Commissioner Pederson seconded to recommend approval of the dugout improvements at Kennedy Park to the City Commission. All ayes.

DISCUSSION ON PROPOSED ORDINANCE AMENDMENT FOR ATTACHED GARAGES

Geoff Fillingsness, Code Enforcement Officer, discussed with Planning & Zoning his thoughts and concerns with the proposed amendment to Chapter 11.11 of the Zoning Regulations. He stated that he spoke with some local developers and that the square footage portion of the proposed amendment is too restrictive. He explained that people will start out with a starter home with a two-car garage but as time goes on & they have families & then move into retirement that they would like something to allow for expansion, such as room for more garage space when their children are driving and, after the children leave home, room for a motor home. He mentioned that a typical motor home is 11' 4" so at least a 12 foot door would be needed to allow for that and that the square footage restriction should be eliminated also. He suggested making a Shouse a conditional use & specifying accepted materials in the building code for finishes. He will provide AFO VanDeKieft with information from different towns relating to this topic to be presented for further discussion at the next meeting.

DIALOGUE:

Geoff Fillingsness asked the Planning & Zoning members if they would be interested in being guinea pigs in the future as a sounding board for their thoughts on new things and they seemed to agree. He mentioned one item that Sioux Falls & Harrisburg has started using in recent years. It is 9/16" cardboard used in place of plywood for construction. He showed them a sample of the material.

Also the next meeting is scheduled for August 31st, 2021.

ADJOURNMENT

Commissioner Gillespie moved and Commissioner Oien seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer