

Planning and Zoning Commission  
Minutes – April 26, 2022

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, April 26, 2022, at 7:00pm with the following members present: Chairman Jerry Chaon, Commissioners Dave Gillespie, Tyler Larson, Ben Oien, and Mike Pederson.

Absent: Commissioner Tanya Iverson

Also present: Office Assistant Karen Leffler and Assistant Finance Officer Tiffany VanDeKieft

Visitors: Doug Pederson, Jason Bryant, Matthew & Laura Heeringa, Roger Simunek & two other community center representatives, and Chad Skiles

#### CONSENT CALENDAR

Commissioner Pederson moved and Commissioner Gillespie seconded to approve the consent calendar consisting of 1) Minutes from March 29, 2022; and 2) agenda. All Ayes. Motion Carried.

#### VISITORS TO BE HEARD

Chad Skiles spoke to the Commissioners about having all agendas posted online for P&Z as well as other boards such as the Recreation Board. Commissioner Oien commented that it should be easy enough to post the agendas online. Assistant Finance Officer VanDeKieft mentioned that they can easily be posted on the website however to have them on BoardDocs like the City Commission meeting they would need to be set up on a separate module & she believes there is a significant cost associated with that.

#### PUBLIC HEARING – VARIANCE – PEDERSON – LOT SIZE & SETBACK

This being the time and place for the public hearing for the variance request from Douglas & Debra Pederson for a variance on lot sizes and setback, Chairman Chaon opened the hearing as the Board of Adjustments.

Mike Pederson abstained.

Doug Pederson spoke about the proposed variance on lot sizes and setback. He is wanting to change his two main lots into three (proposed lots 1A, 1B, & 1C) however the surveying company also proposed to create two narrow lots (proposed lots 1D & 1E) to the south of those main lots since the property line extends south of an existing fence. Also, there is an existing garage that is within the setback of proposed lot 1D.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Commissioner Oien moved and Commissioner Gillespie seconded to approve the variance request from Douglas & Debra Pederson for a variance on lot sizes and setback. Commissioners Gillespie, Larson, Oien, and Chairman Chaon voted in favor. Commissioner Pederson abstained. Motion carried.

#### PUBLIC HEARING – CONDITIONAL USE – BRYANT – MULTIPLE-FAMILY DWELLING (3 OR MORE DWELLING UNITS)

This being the time and place for the hearing for the conditional use request from Jason Bryant for a multiple-family dwelling (3 or more dwelling units), Chairman Chaon opened the hearing as the Planning & Zoning Board.

Jason Bryant spoke about the proposed 4-plex that he would like to build at his property on North Dakota Street. He said it would be slab on grade and that his contractor would like to start this fall with work through the winter.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Discussion ensued about the proposed location, driveway location, and size. Jason estimated that the existing building is approximately 50 ft west of where the new plat line will be. He said that the existing driveway will be shared between the existing building & the new building. He said that he will get engineered plans if the conditional use request is approved & that setbacks will be met. Two of the units will be 3-bedroom & the other two will be 2-bedroom.

Commissioner Pederson moved and Commissioner Oien seconded to approve the conditional use request from Jason Bryant for a multiple-family dwelling (3 or more dwelling units) with no additional conditions. All ayes. Motion carried.

#### PUBLIC HEARING – CONDITIONAL USE – MATTHEW & LAURA HEERINGA – BED AND BREAKFAST ESTABLISHMENT

This being the time and place for the hearing for the conditional use request from Matthew & Laura Heeringa for a bed and breakfast establishment, Chairman Chaon opened the hearing as the Planning & Zoning Board.

Matthew Heeringa spoke about the proposed bed and breakfast establishment at 221 North Cedar Street. He explained the property layout, that they plan on using the property as a short-term rental such as AirBNB, explained the proposed parking for 3 vehicles but mentioned that only parking for two would be advertised & that renters would be advised not to block the alley, pointed out that “quiet hours” would be established, & that they would like to begin listing the property as early as May after their State lodging license is received.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Discussion ensued. Commissioner Gillespie asked about meals & Matthew responded that no meals would be served. Matthew also mentioned that they would be available for cleaning and maintenance.

Commissioner Gillespie moved and Commissioner Pederson seconded to approve the conditional use request from Matthew & Laura Heeringa for a bed & breakfast establishment with no additional conditions. All ayes. Motion carried.

#### PUBLIC HEARING – CONDITIONAL USE – CITY OF CANTON – PUBLIC SERVICE FACILITY (COMMUNITY CENTER)

This being the time and place for the hearing for the conditional use request from City of Canton for a public service facility (community center), Chairman Chaon opened the hearing as the Planning & Zoning Board.

Roger Simunek with the community center group spoke about the proposed community center. He explained that they are proposing to place it on the City property between West Fourth Street & West Third Street just north of the Depot. He reviewed that the building would be about 7000-9000 square feet, explained their fundraising, & mentioned that the land is currently leased so they wouldn't be able to break ground until Spring 2024.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Commissioner Pederson moved and Commissioner Gillespie seconded to approve the conditional use request from City of Canton for a public service facility (community center) with the condition that this conditional use permit will run through 2024. All ayes. Motion carried.

## ORDINANCE HEARING - RELATING TO ARTIFICIAL TURF

This being the time and place for the ordinance hearing relating to amending the Planning & Zoning Regulations to allow for artificial turf, Chairman Chaon opened the hearing as the Planning & Zoning Board.

AFO VanDeKieft spoke about the draft of the ordinance being presented & that, after review by the City Attorney, it was recommended to have artificial turf as a conditional use rather than a variance. The matter would need to be denied as revisions to the ordinance would need to be made which would include additional chapters of the regulations.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Commissioner Pederson moved and Commissioner Oien seconded to table the matter for the necessary revisions to be made to the ordinance. All ayes. Motion carried.

## PROPOSED SHELTER AT CITY CAMPGROUND – IMPROVEMENT TO CITY LAND

AFO VanDeKieft explained that the City would like to construct a shelter at the City campground similar to the one at South Cedar Mini Park. It will be placed on a concrete pad & have electricity. Commissioner Gillespie moved and Commissioner Oien seconded to recommend approval of the shelter at the City Campground to the City Commission. All ayes.

## PROPOSED SHELTER AT STANDPIPE PARK – IMPROVEMENT TO CITY LAND

AFO VanDeKieft explained that the City would like to relocate a shelter from Kennedy Park over to Standpipe Park. It will be placed on a concrete pad 6 foot off the sidewalk on the North Grant Street side of the park.

Commissioner Pederson moved and Commissioner Gillespie seconded to recommend for approval to the City Commission placement of a shelter at Standpipe Park with the condition that a handicap access be poured from the sidewalk to the pad under the shelter. All ayes.

## DIALOGUE:

It was mentioned that the next meeting is scheduled for May 31<sup>st</sup>.

## ADJOURNMENT

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

Meeting Adjourned.

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Tiffany VanDeKieft  
Assistant Finance Officer