

Planning and Zoning Commission
Minutes – July 26th, 2022

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

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

Commissioner Ben Oien absent at time of roll call.

Visitors: none

CONSENT CALENDAR

Commissioner Iverson moved and Commissioner Pederson seconded to approve the consent calendar consisting of 1) Minutes from May 31, 2022 and 2) agenda. All Ayes. Motion Carried.

VISITORS TO BE HEARD

None

Commissioner Oien entered the meeting.

PUBLIC HEARING – REZONE – CANTON ECONOMIC DEVELOPMENT CORPORATION – 221 EAST FOURTH STREET

This being the time and place for the hearing for the rezone request from Canton Economic Development Corporation (CEDC) for a rezone at 221 East Fourth Street from Central Business to Residential, Chairman Chaon opened the hearing as the Planning & Zoning Board.

No one abstained.

No one from CEDC was present answer questions.

Commissioner discussion began. Commissioner Iverson asked about if a separate variance hearing is needed for the setbacks and also about the off-street parking requirements for residential. Office Assistant Leffler explained that since the structure is existing that a separate variance hearing wouldn't be needed for setbacks but rather it could be recommended to the City Commission for approval to rezone to residential with the existing non-conforming setbacks. Regarding the off-street parking, Commissioner Iverson discussed about the blacktop portion being owned by Farmers State Bank with the exception of the area behind Betty Ann Everhart Park and Garry Johnson's building and that the potential new owners would have to cross Farmers State Bank's property to get to the Carnegie Library building property. Office Assistant Leffler mentioned the possibility of a conflict of interest regarding Commissioner Iverson's connection to Farmers State Bank. Commissioner Iverson stated that she is just an employee there. Commissioner Gillespie mentioned that he is on the CEDC board and Commissioner Pederson and Chairman Chaon mentioned that they both own stock in CEDC. Office Assistant Leffler mentioned that she believed that at least 2/3 (so 4 agreeing votes out of a of 5) is needed to pass a motion.

Chairman Chaon closed the hearing to get a legal opinion from the City Attorney regarding the possible conflicts of interest.

DISCUSSION ON POOL SAFETY ALTERNATIVES

The Commissioners discussed pool covers as an alternative to fencing around pools. It was suggested to not specify automatic pool covers but rather pool covers in general as long as they meet certain specifications, such as the manufacturer's safety specifications. They mentioned mesh covers and also about the anchoring system to fasten the cover on the pool. Commissioner Oien indicated that he would approach the City Commission about the proposed amendment to the pool ordinance.

DIALOGUE:

It was mentioned that a special meeting is scheduled for August 2nd, 2022. Discussion ensued regarding the status of sidewalk installation at a couple of new properties as well as a setback that looked too close at another new construction in town.

ADJOURNMENT

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

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer