

Planning and Zoning Commission
Minutes – July 25, 2023

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, July 25, 2023, at 7:00pm with the following members present: Chairman Jerry Chaon, Commissioners Tanya Iverson, Tyler Larson, and Karen Leffler. Absent: Commissioners Ben Oien & Mike Pederson.

Also present: Assistant Finance Officer Tiffany VanDeKieft.

CONSENT CALENDAR

Commissioner Leffler moved and Commissioner Iverson seconded to approve the minutes from June 27, 2023, and approve the agenda. All Ayes. Motion carries.

VISITORS TO BE HEARD

None

PUBLIC HEARING – VARIANCE (SETBACKS & COVERAGE ALLOWANCES) – LAVERL SCHMIDT – 221 WEST FIFTH STREET

This being the time and place for the variance request for setbacks & coverage allowances from Laverl Schmidt at 221 West Fifth Street, Chairman Chaon opened the hearing as the Board of Adjustments.

No one abstained.

Chairman Chaon invited Laverl Schmidt to the podium to discuss his request. Laverl explained that his garage burned down & that it was explained to him that a 20' setback from the west-side property line would be needed when rebuilding so his request reflects the other variances that would be needed to be that far back on the west to have a 35' x 25' garage.

Chairman Chaon asked for proponents to the issue. Laverl's neighbor to the east was present & indicated that he has no issue with the building being as close to the property line as Laverl is requesting. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon asked the board if they have any questions for Laverl. When asked about the jog on the sketch, he explained that the jog out on his sketch is one bigger stall & the other portion would be two stalls together. When asked about the slope of the roof, Laverl indicated that it would be different than before & run off from the rain would go to the east & the west. The neighbor spoke up & said that he is okay with that as his back yard is torn up from his dogs. When asked if he could shorten the depth at all, Laverl stated that he already has the garage kit & he is storing it in his basement. Discussion ensued regarding drainage. It was pointed out that the two of them won't always be the owners so that should be taken into consideration. Also, it was discussed that there should be no overhang on the east side as it would encroach on the property line. Chairman Chaon closed the hearing.

Commissioner Leffler moved and Commissioner Larson seconded to approve the request as-is with allowing a 1' setback from the east-side property line, 5' on the south-side property line, and an exception for overall & rear yard coverages. Commissioners Iverson & Leffler voted no. Commissioner Larson & Chairman Chaon voted yes. Motion fails as a 2/3 concurring vote is needed to approve.

The Board recessed at 7:28pm to allow for Laverl, his neighbor, & Commissioner Larson to go measure at the property. The Board reconvened at 7:36pm.

They indicated the measurement from the inside of the sidewalk to the fence was 50'. It was mentioned that it's possible that the fence wasn't placed on the property line. Laverl said that he has a surveyor's certificate that says 46' for property width.

Commissioner Leffler moved and Commissioner Larson seconded that after Laverl provides the surveyor's certificate proving he owns 46' then the following items will be allowed: 20' setback from west property line, a garage 25' deep, 1' setback from east property line with no overhang, 5' setback from south property line, and waive the lot coverage requirements. All ayes. Motion carries.

DIALOGUE

Some topics that had been asked at City Hall recently were discussed in dialogue. First was in regards to temporary storage of a tiny house on a trailer in a backyard for 90 days until it can be moved to it's permanent location in Colorado. It was mentioned about the trailer possibly needing to be on a pad & to verify with the police. Second was if storage pods or shipping containers could be approved as an accessory building. The overall feeling seemed to be that it wouldn't fit the aesthetic & that we should define architectural grade & fine-tune that portion of the regulations to be more specific. Third was about shouses. There had been discussion regarding shouses a couple years ago & SECOG was assisting with figuring out the best route for specifications however there was difficulty working out house to garage proportions without being too restrictive. Commissioner Larson mentioned that shouses are also being called barndominiums. AFO VanDeKieft will pull together some information for working on refining some of the regulations at the next meeting.

Also, the next meeting should be August 29, 2023.

ADJOURNMENT

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

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer