

City of New Plymouth
Planning and Zoning Commission
REGULAR MEETING
Immediately Following Public Hearing
23 June 2014

The New Plymouth Planning and Zoning Commission held their regular meeting at the New Plymouth City Hall on 23rd of June 2014 at 8:45 pm. Roll call was taken. Chairman Tegethoff was present as well as commission members La Crone, Allen, and Balcer in attendance. Staff members Danielle Painter, secretary of the commission, Beau Ziemer, Public Works Superintendent, and Andy Gerhke, City Engineer were also in attendance. Commissioner King was not in attendance.

Guests included were Doug & Kerry White, Mitch Painton, Doug Kofford, Blaine Cornwell, Don York, Adam Lyman, Breanna Robinson, Koby Bennett, and J.D. Meyers.

Commissioner Balcer motioned to approve the agenda. The motion was seconded by Commissioner La Crone. The voting was unanimous in favor of the motion.

Verizon Wireless, Conditional Use Permit – Cell Tower

Commissioner La Crone motioned to give City Council a favorable recommendation. The motion was seconded by Commissioner Allen. The voting was unanimous in favor of the motion.

4325 E. McKinley - Annexation

Commissioner Allen motioned to give a favorable recommendation to City Council. The motion was seconded by Commissioner La Crone. The voting was unanimous in favor of the motion.

Firkins Development, Subdivision – Annexation, Comprehensive Plan Change & Zone Change

Commissioner Balcer motioned to give a favorable recommendation to City Council. The motion was seconded by Commissioner Allen. The voting was unanimous in favor of the motion.

Firkins Development, Subdivision – Development Agreement

The commission decided to go through the Request for Changes line by line and address them individually.

1. Changes already made prior
2. Requesting removal of statement in part 8, “Those streets shall be aligned with existing streets or in a manner to align with and future street.” **Commissioner Allen motioned to give a favorable recommendation to City Council. The motion was seconded by Commissioner La Crone. The voting was unanimous in favor of the motion.**
3. Changes already made prior
4. In part 24, changing from retaining to detaining. **Commissioner Balcer motioned to give a favorable recommendation to City Council. Commissioner Allen seconded the motion. The voting was unanimous in favor of the motion.**

5. Part 27, Developer would like to have a blow-off instead of actual fire hydrants.
Commissioner Balcer motioned to deny the request. Commissioner La Crone seconded the motion. The voting was unanimous in favor of the motion.
6. Changes already made prior
7. Requesting to have section 32 completely removed from Development Agreement.
Commissioner Allen motioned to deny the request. Commissioner Balcer seconded the motion. The voting was unanimous in favor of the motion.
8. In part 33, developer requests the City to include a statement similar to the following, “The fence will be installed on the subdivision property and will not have a setback requirement from the property line.” **Commissioner Balcer motioned to give a favorable recommendation to City Council. Commissioner La Crone seconded the motion. The voting was unanimous in favor of the motion.**

Commissioner Tegethoff discussed is it possible to recommend to City Council to add to the Development Agreement a clause stating the farmers have the right to farm by the subdivision? The commission continued to discuss if it was possible to add the recommendation. P&Z Secretary, Danielle Painter, mentioned to the commission that they can make a motion to have the Right to Farm added to the Development Agreement for City Council to approve or deny. Beau Ziemer confirmed with what she stated. **Commissioner Balcer motioned to have the Right to Farm added to the Development Agreement for City Council to approve or deny. The motion was seconded by Commissioner La Crone. The voting was unanimous in favor of the motion.**

Andy Gehrke, City Engineer, mentioned that there needs to be a motion for all other items not addressed in Development Agreement. **Commissioner Balcer motioned to give City Council a favorable recommendation to City Council. The motion was seconded by Commissioner Allen. The voting was unanimous in favor of the motion.**

Commissioner Balcer motioned to adjourn the regular meeting, seconded by Commissioner La Crone. The voting was unanimous in favor of the motion.

The regular meeting adjourned at 9:05 pm.

Rod Tegethoff, Chairman

Danielle Painter, Secretary