

City of New Plymouth
Planning and Zoning Commission
Immediately Following the Public Hearing
23 April 2012

The regular meeting of the New Plymouth Planning & Zoning Commission was held at New Plymouth City Hall on 23 April 2012 at 7:07 p.m. Chairman Tegethoff and Commissioners Balcer, Williamson, Byers and Allen were in attendance. Staff member Leon K. Jensen, City Clerk/Treasurer was also present.

Guests present included Charles Lewis and Ray Brogan.

Commissioner Byers moved to approve the agenda. The motion was seconded by Commissioner Balcer. The voting was unanimous in favor of the motion.

The minutes for the 28th of November 2011 public hearing and regular meeting of the commission were presented for signature and reviewed. **Commissioner Williamson moved to approve the minutes for both meetings. The motion was seconded by Commissioner Byers. The voting was unanimous in favor of the motion.**

There was no old business to conduct by the Planning and Zoning Commission.

Earlier a public hearing was held regarding the request for a variance of the rear set back for a proposed shop building to be built by Charles Lewis on his property. **Commissioner Williamson moved that the variance be approved. He stated that there was no opposition to the request. There is adequate space for fire protection in case of emergency. The motion was seconded by Commissioner Byers. The voting was unanimous in favor of the motion.**

Ray Brogan attended the meeting at his request to discuss with the commission his property which currently houses 7 manufactured homes which are occupied. He has one space available to put another unit in. Mr. Brogan had requested that the Public Works Director work with him regarding putting in individual meters for the units. When Mr. Ziemer presented the information to the city council regarding the meters and what the city council thought should be paid for each meter, the council asked about the zoning. The zone in which the units are located is not a zone for manufactured housing, but rather appears to be residential or commercial. The council thought it best to take the zoning question to the Planning and Zoning Commission for their input on the matter.

Mr. Brogan reported to the commission that his property was approved to have mfg housing on it by the New Plymouth City Council approximately 23 years earlier. The property, as previously owned, housed units which were rented out. The zoning seemed to be more commercial than residential although the use was more residential than commercial.

The commission suggested that staff find the minutes of the meeting where approval was given by the city council. Then staff should report back to the commission its findings. Also it was pointed out that the zoning map in the comprehensive plan for the city is the map that the planning and zoning commission is using for their zoning references. There appears to be differences between the maps used in the comprehensive plan and the current zoning map which shows all zone changes.

Mr. Brogan asked if a letter from the planning and zoning commission to the city council would be appropriate. Commissioner Allen asked what action should be taken to resolve the situation. The commission asked for more information regarding minutes for the meeting of the city council where approval was to have been given to Chet Council regarding the property.

Commissioner Balcer moved that the meeting be adjourned. The motion was seconded by Commissioner Williamson. The voting was unanimous in favor of the motion. The meeting adjourned at approximately 7:45 pm.

Commissioner Rod Tegethoff, Chairman

Leon K. Jensen, Administrator