

City of New Plymouth
Planning and Zoning Commission
Immediately Following the Public Hearing
25 June 2012

The regular meeting of the New Plymouth Planning & Zoning Commission was held at New Plymouth City Hall on 25 June 2012 at 7:00 p.m.

Chairman Tegethoff called the meeting to order. Commissioners Balcer, Williamson and Byers were in attendance. Commissioner Allen was absent. Staff member Leon K. Jensen, Planning and Zoning Administrator was also present.

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

The minutes for the 23rd of April Public Hearing and Regular planning and zoning 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.

At the request of the City Council members this meeting was held to review the zoning of the city, specifically an area which is being used as a trailer court but is zoned Residential B, Single Family Duplex. The property is located across from the new fire district building on the east side of SE Ave. There are 4 units on each of two parcels in this situation. Staff reported that the city council met with the owner in the early 90's and found no problems with this use. The current city council suggests that in the future and in the event of sale of the property, proper zoning may be an issue. Commissioner Williamson asked when the zoning changed from commercial to its current zone. The comprehensive plan map currently used by the city is supposedly correct. Commissioner Williamson asked about when there were public hearings held regarding the city zoning map.

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.

The council desires that the planning and zoning commission determine what to do about rezoning the property in question and / or any other areas which the commission may consider for potential rezoning. Staff was directed to research ordinances and

resolutions which may affect zoning and the zoning map.

The commission asked that zoning designations from the code be presented to them for a mobile home park or trailer park. Following the presentation of information to the commission the commission will then make a recommendation. The commission discussed various options of zoning and what should be done. Staff was asked to research the zoning map, hearings held and any other documentation which would help the decision in making their recommendation to the council.

Zoning was discussed regarding TNT and the use of their property directly across from their plant. The commission agreed that the property may not be used as represented. Enforcement of the ordinance was briefly discussed.

Industrial areas along the highway west of town were discussed. One owned by Ray Gilpin was discussed and how that unit is now being used as a residence. Other properties were discussed which lie along the highway were discussed. Some of the areas were considered by some as multiple use

Commissioner Byers 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 7:30 pm.

Commissioner Rod Tegethoff, Chairman

Leon K. Jensen, Administrator