

City of New Plymouth
Planning and Zoning Commission
23 July 2012

The regular meeting of the New Plymouth Planning & Zoning Commission was held at New Plymouth City Hall on 23 July 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 Balcer. The voting was unanimous in favor of the motion.

The minutes for the 25th of June regular planning and zoning meeting were reviewed and presented for signature. **Commissioner Byers moved to approve the minutes. The motion was seconded by Commissioner Balcer. The voting was unanimous in favor of the motion.**

Old Business:

The city planning and zoning commission reviewed the zoning and uses in the zones within the city. Staff provided a packet to the commissioners for their review prior to the meeting. Staff reported that no information was found in city records dealing with the zoning ordinance map, public hearings, etc. There is a zoning map from 1994 and one from 2008 in the office. Staff did not find documentation with regards to approval of a zoning map. In 1999 the county and city planning and zoning commissions met regarding the comprehensive plan and it appears that hearings were held and the comprehensive plan and map was adopted. In 2007 it appears that the city clerk at that time created a base zoning map from the approved comprehensive plan map and zoning map which was placed in the comprehensive plan. They appear to be identical. However; staff did point out that the zoning map currently being used is more correct than the one shown in the comp plan because of zoning changes in the city.

The commission considered the zoning where there are mobile homes located in residential zones. The council discussed options here but was inclined to leave the zoning alone until some future date when the property changes hands or other changes may be considered, such as major improvements. **Commissioner Byers moved to recommend to the city council that the zoning for the Brogan property located at 120 SE Blvd and 216 SE Locust be left as is until the property changes hands or if there are major changes to the property. The motion was seconded by Commissioner Balcer.** Discussion continued regarding the correctness of this approach. **The voting was unanimous in favor of the motion.**

The commission then turned its attention to commercial property owned by TNT which

is currently being used as industrial property. They expressed concerns about equipment crossing the highway in that area. The commission discussed the current uses compared to what the applicant stated how the property would be used. Enforcement questions were asked and potential rezoning to industrial property was mentioned. The commission asked that the city attorney be contacted regarding this situation.

No new business was conducted.

Commissioner Byers moved that the meeting be adjourned. The motion was seconded by Commissioner Balcer. 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