

Genola Town Planning Commission meeting
Minutes –July 17th, 2008

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4 Meeting called to order at 7:31 PM. present: Marty Larson, Danny Lundell, James Bertschi
5 and Seth Orton. Prayer was offered by Lance Chapman and Chairman Marty Larson led the
6 pledge. Chairman Larson conducted the meeting and welcomed those present: Dale
7 Davenport, Aaron Davenport, Mark Gheen, Becky Chapman, Lance Chapman, G. Troy Wright,
8 Sam Henstra and Emily Clinger.

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10 Scott Peterson was not in attendance. No action was taken on his proposed subdivision.

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12 Joe Stubbs was not in attendance. No action was taken on his proposed subdivision.

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14 Mr. Dale Davenport is interested in replacing an existing home and trailer at approximately
15 609 E 800 S. Mr. Davenport stated that the trailer and home are being lived in at this time.
16 Mr. Davenport brought in a sketch of his property to show the Planning Commission
17 members. Mr. Davenport owns a little over 36 acres. Chairman Larson asked Mr. Davenport
18 if he had a deed to the property. Mr. Davenport replied he did have one, just not at the
19 meeting. The Planning Commission was concerned that the home does not have the proper
20 frontage as it exists now, but the home on the property existed before the 1974 ordinance.

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22 Chairman Larson stated that if this was to happen, Mr. Davenport would need to comply with
23 current setbacks, get a building permit and a demolition permit.

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25 Mr. James Bertschi asked Mr. Davenport if he had intended to divide the property, because if
26 he did intend on doing this, the property would not fall under the "Grandfathered Lots" that
27 were before 1974.

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29 There was a lengthy amount of discussion on the different roads for frontage on Mr.
30 Davenport's property.

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32 Mr. Bertschi stated to Mr. Davenport if there were no changes made to the property itself, he
33 would only need a demolition and building permit and that it would fall under the
34 "Grandfather Lots" but if he did want to divide, it would not work.

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36 Mr. and Mrs. Chapman were present to discuss the zone change request from an A-1 to an
37 R-1 zone. The Chapman's want to sell part of their land to Mr. Ross Lyman. The property in
38 question borders Mr. Lyman's property. Chairman Larson read aloud sections from the
39 definition of a subdivision. The Planning Commission stated that because their lot is already
40 non conforming and it was pre existing before 1974 they could sell it as long as the frontage
41 was left alone and it left the Chapman's with 2.5 acres which counted to the center of the
42 road. All Planning Commission Members agreed on this. Mr. Lundell looked in the Non
43 Conforming buildings and uses, chapter 20.10 section 20-10-12 and stated that it would be
44 fine if both property owners had the property surveyed and recorded with the county, Mr.
45 Lyman must keep it under one title and keep it with A-1 Zoning. It would be legal if it was
46 transferred for agriculture purposes only.

47

48A report was presented by Mr. James Bertschi on alternative energy at the last meeting. The
49Planning Commission discussed items to be changed when finalizing the ordinance.

50(20-17-03.c) Setbacks were changed to state "the height of the tower". Changes were also
51made to section 20-17-06 to leave off the last sentence.

52

53Discussion from the residents in attendance. Many comments, disagreements, and
54suggestions. Chairman Larson reminded the residents and Commission members that the
55Town needed to put in ordinance anything that endangered the health, safety and welfare of
56residents.

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58Mr. Bertschi stated that this was not a public hearing, that this ordinance has been on the
59books for four months and the Planning Commission needs to finish the ordinance and then
60have a Public Hearing. Chairman Larson requested that the Planning Commission have the
61Public Hearing for the Alternative Energy on August 28th 2008.

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63Mark Davis was not present at the meeting and Seth Orton stated that he would not like to
64comment at this time on the research being done on the frontage/access on Non Conforming
65Lots.

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67Approval of Minutes

68May 22nd. Changes were made on line 45 and 52.

69Mr. Bertschi made the motion to approve the minutes from May 22nd as amended. Seconded
70by Mr. Lundell, all voted aye, motion carried.

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72June 19th. Changes were made on line 25, 30 and 118.

73Motion to approve as amended by Mr. Lundell and Chairman Larson seconded the motion.

74All voted aye, motion carried.

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76 Motion by Mr. Lundell to adjourn the meeting, seconded by Chairman Larson. All voted aye,
77motion carried.

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79Meeting ended 9:07

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82Minutes were written and recorded by Claudia MacNaughtan

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84Minutes approved by _____ Dated _____