

APPROVED
Spring City Corp
Planning and Zoning Commission
Special Meeting Minutes
March 12, 2008

Roll Call: Lawrence Gardner (Presiding), Clare Sorensen (Zoning Administrator), Greg Hansen, John Gavrila, Noel Bertelson (Alternate), Whit Allred (City Treasurer, minutes).

Attending: David Allred, Dennis Watson, Shawn Lindow, Dan Rasmussen, Phyllis Snedecor.

Meeting called to order 7:05pm.

Approval of previous minutes:

February 13, 2008:

John Gavrila motion to approve minutes as read. Greg Hansen 2nd, all in favor.

Zoning Permits:

Gee zoning permit: This property is actually in the county, so the only issue is whether or not the city will provide electricity to the customer. John Gavrila stated that he didn't feel comfortable just being a "rubber stamp." He will abstain from voting if this issue needs a vote. The planning and zoning commission agreed to "send this back" because of insufficient information.

Brandon Vincent zoning permit: This issue has been before the Planning and Zoning Commission before. (See January 8, 2008 meeting minutes). John Gavrila motion to disapprove this zoning permit to allow it to go to the Board of Adjustments. Greg Hansen 2nd, all in favor.

Jason Griffiths & Keith Chandler zoning permit: This zoning permit will be "sent back" because of insufficient information.

Paul Bryner zoning permit: The City Council has approved this, it is simply up to the Planning and Zoning Commission to sign off. David Allred stated that he thought that the property had been improperly subdivided. Lawrence Gardner stated that we should look into whether or not this is the case. John Gavrila motion to deny the zoning permit on the basis that the road should go through. Greg Hansen 2nd, all in favor.

Business Licenses:

Holly Cook home business license: Noel Bertelson motion to approve. John Gavrila 2nd, all in favor.

Heath Cook home business license: John Gavrilu motion to disapprove based on the fact that automobile repair is specifically against city ordinances. Noel Bertelson 2nd, all in favor.

Main Street Re-zoning issue.

Greg Hansen motion to disapprove zoning change. John Gavrilu 2nd, all in favor.

Master Plan evaluation and approval:

Lawrence Gardner stated that the old plan is still in effect and does not need to be re-approved at this time. John Gavrilu stated that he would be willing to be part of a committee to re-write it. A committee will be formed to re-write the plan.

Buffer Zone follow-up:

Due to citizen's concerns about the strategic plan, specifically the light industrial zone East of the City, the Planning and Zoning Commission has decided to re-visit this issue for next meeting.

Appeal Process Recommendation:

This should be spelled out in either City, County or State law.

Public Comments:

Phyllis Snedecor would like to have the properties she owns on Main Street re-divided to make better use of the land. The land would however lose its 'grandfather' as a residential building lot and would from that point forward be strictly for commercial purposes. She will be on the meeting agenda for April regular meeting.

Greg Hansen motion to adjourn. John Gavrilu 2nd, all in favor.