

**CITY OF NOWTHEN MEETING MINUTES
PLANNING AND ZONING COMMISSION REGULAR MEETING
FEBRUARY 22, 2024**

CALL TO ORDER

Chair Ames called the meeting to order at 7:02 pm.

Those assembled recited the pledge of allegiance.

Present: Chair Ames, Commissioners Haapala, Jorgensen, Carlson, Pearo, Bies and Lewis.

Also Present: Liaison Mayor Pilon, Planner Nash, City Administrator Lehner, Deputy Clerk Johnson and Administrative Assistant Riley.

SELECTION OF CHAIR

MOTION BY COMMISSIONER BIES TO NOMINATE COMMISSIONER HAAPALA FOR CHAIR. THREE (3) AYES: BIES, HAAPALA, PEARO.

MOTION BY COMMISSIONER JORGENSEN TO NOMINATE CHAIR AMES FOR CHAIR. FOUR (4) AYES: AMES, LEWIS, CARLSON, JORGENSEN.

MOTION CARRIED FOR CHAIR AMES TO BE RELECTED TO CHAIR.

SELECTION OF VICE-CHAIR

MOTION BY CHAIR AMES TO NOMINATE COMMISSIONER JORGENSEN FOR VICE-CHAIR. ONE (1) AYES: AMES

MOTION BY COMMISSIONER PEARO TO NOMINATE COMMISSIONER HAAPALA FOR VICE-CHAIR. SIX (6) AYES: BRIES, CARLSON, HAAPALA, JORGENSEN, PEARO AND LEWIS.

MOTION CARRIED FOR COMMISSIONER HAAPALA TO BE VICE-CHAIR.

MOTION BY PEARO, SECOND BY HAAPALA TO APPROVE THE AGENDA AS PRESENTED. MOTION CARRIED SEVEN (7) AYES.

MOTION BY PEARO, SECOND BY BIES TO APPROVE THE MEETING MINUTES OF NOVEMBER 28, 2023. MOTION CARRIED SEVEN (7) AYES.

INTRODUCTION OF THE NEW CITY PLANNER, CINDY NASH

ITEM 6A. PUBLIC HEARING – Interim Use Permit for Home Occupation – 8150 Viking Blvd

The public hearing was opened by Chair Ames at 7:14 pm.

Current property is zoned C-1. The current ordinance does not support home occupation. Proposing to change ordinance to include home occupancy for zoned C-1 properties to be presented at next City Council Meeting, March 12, 2024

Shawn Himmelberger (owner) gave the committee an overview of his business, Sota Solar. They provide solar panels for mainly RV's, Work Trailers, and some cabins. Work is done on the premises, mostly brought into the pole building, but if it is too large the work is completed outside, but he tries to hide it behind the building, so it is not seen by the road traffic. He is looking to add more trees to property for even more seclusion.

Discussion on how much is being delivered on a daily basis. Mr. Himmelberger said most deliveries are small in nature and delivered by UPS/Amazon/Fed Ex in their normal trucks. If he does get a bigger item shipped it is delivered by a larger truck/trailer and he intends to put it in a turnaround in the back of his property to help with these larger deliveries.

It was asked if it was possible to work on a different site until this issue has been approved, Mr. Himmelberger stated that it could not be moved and will greatly affect his business to be delayed until April.

Discussion on the current ordinance, if zoned C-1 – it's either home or business, can't have both. It was noted that there are currently a few homes that are zoned C-1 and have both home and businesses on the property with an IUP/CUP. Commissioner Bies asked if we can allow the business to run with a temporary IUP and Planner Nash explained that it could not be issued because of the current ordinance and the city could use enforcement action if necessary if business continues without an approved IUP and a change in the ordinance is needed moving forward.

Glen Connelly, a neighbor to the Himmelberger's came to show his support for their business.

Mayor Pilon stated that the Public Hearing will need to be extended until March 26, 2024.

MOTION MADE BY HAAPALA, SECOND BY BIES TO CONTINUE PUBLIC HEARING TO MARCH 26, 2024 THE DATE OF THE NEXT PLANNING AND ZONING MEETING. MOTION CARRIED. SEVEN (7) AYES

NEW BUSINESS

Discussion for December 2024 meeting, in the past a meeting was not needed for December, will leave the date open at this time and add a date in December if it is needed.

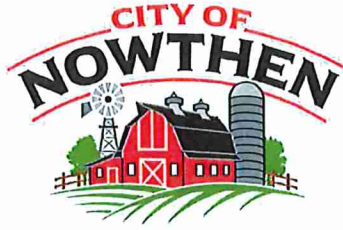
MOTION BY HAAPALA, SECOND BY CARLSON TO ADJOURN THE MEETING. MOTION CARRIED. SEVEN (7) AYES.

The meeting was adjourned at 7:43 PM.



Chairman Dale Ames

Attest: 
City Administrator Scott Lehner



PLANNING AND ZONING COMMISSION MEETING

ATTENDANCE RECORD

February 22, 2024

Dale Ames	<u>Dale Ames</u> Dale Ames (Mar 1, 2024 18:51 CST)
Harold Jorgensen	<u>Harold Jorgensen</u>
Kelly Pearo	<u>Kelly Pearo</u> Kelly Pearo (Feb 29, 2024 13:06 CST)
Martin Bies	<u>Marty Bies</u> Marty Bies (Mar 8, 2024 21:48 CST)
Dan Haapala	<u>Dan Haapala</u> Dan Haapala (Feb 23, 2024 14:00 CST)
Jamie Lewis	<u>Jamie Lewis</u> Jamie Lewis (Feb 23, 2024 15:45 CST)
Lars Carlson	<u>Lars Carlson</u> Lars Carlson (Feb 27, 2024 18:37 CST)
Jeff Pilon, Liaison	<u>Jeffrey M. Pilon</u>
Administrator Lehner	<u>Scott Lehner</u>
Planner Nash	<u>Cynthia Nash</u>