



Town of Alpine
Planning & Zoning Commission
SPECIAL MEETING
Minutes

DATE: October 15, 2007

PLACE: Alpine Town Hall ▪ 250 River Circle

TIME: 8:30 p.m.

TYPE: Regular

Attendance: P&Z members present: Pat Marolf, Dave Gustafson, Kennis Lutz & John Thomas. Absent & Excused: Paula Stevens.
 Others in attendance: see attached sheet.

1 - **CALL TO ORDER at 8:32pm**

2 - **ROLL CALL & ESTABLISH QUORUM by Terra Miller.**

3 - **TONIGHT'S APPOINTMENTS/ NEW BUSINESS:**

- **Irish Properties: Lot 3A.1 Palis Park; 65 Greys River Rd-**Commercial Building Permit C-05-07 needs recommendation to Town Council. Rob Wagner has approved the building plans. Rob Wagner also conducted the site inspection for Joe Sender as he is out of Town. Rob Wagner stated that a surveyor will pin the corners again after the foundation is dug. As for the building plans they are complete. Dave Gustafson asked about the sewer connection. Terra Miller stated that the moratorium was lifted. Pat Marolf stated that according to the paper the Town has stopped digging. Terra Miller confirmed that they stopped digging today and that digging will commence in the spring. Dave G. asked if the Town would go back into a moratorium how that would affect them. Terra Miller stated that it wouldn't affect them because they would have been approved before the new moratorium. Reviewed Building Packet. Pat Marolf asked the height of the clock tower. Rob Wagner stated that it was within the requirement at 39' at highest point. Kennis Lutz asked about the parking. Reviewed parking requirements in Town Codes and plans. Rich Hess stated that the basement was going to be for storage, mechanical, and not usable space. Total square footage of the main floor is approximately 7165. Requirement is 1/100sq ft of usable floor area; calculations made. Dave Gustafson stated that there is ample parking on the site plan. Dave Gustafson was concerned about the snow on the roof and where it would fall. Rich Hess stated that the pitch of the roof should allow the snow to stay with the possibility of shoveling if needed. Dave Gustafson suggested putting retentions on the roof to keep it off of the walkway. Dave Gustafson stated that the stamp on the current plans was not a Wyoming Engineer stamp. Rob Wagner stated that the engineer calculations where in the engineer calculation booklet. Rich Hess stated that a Wyoming Engineer is working on the stamped set. Dave Gustafson asked what their intentions were with landscaping. Rich Hess stated that they are being worked on. They were waiting for the variance approval. Rich Hess stated that the intentions were to try and work into the beautification that the Town had in place by using predominantly shrubs. They are trying to screen the cars but not hide the building. They will use landscaping to soften the parking appearance without hiding the building and to tie into the existing not count it as part of the requirement. **Kennis Lutz made a motion to recommend to the Council with the condition that the permit is not issued until the Wyoming Engineer Stamped Plans are received and reviewed by Rob Wagner; John Thomas seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.**

4 - **ADJOURN MEETING-** Pat Marolf made a motion to adjourn the meeting at 9:00pm; Kennis Lutz seconded it; Vote: 4-Yes, 0-No, 0-Abstain, 1-Absent.

5 - *Items given to P&Z during tonight's meeting:*

- none

6 - *Items mailed to P&Z before meeting:*

- none

 Dave Gustafson, Chairman

 Date

Attest:

 Terra Miller, Secretary

 Date

