



Town of Alpine

DATE: September 13th, 2005

Attending: Board members: Dave Gustafson, Don Sherman and Paula Stevens. Property Owners: Diana Taylor, Jerry Vassar signed in but didn't stay, Building Inspector: Rob Wagner, Town Planner: Jim Pedersen and secretary.

Planning & Zoning MINUTES

1 - CALL TO ORDER at 7:05 pm

2 - ROLL CALL & ESTABLISH QUORUM *Scott Reed absent*

3 - P&Z MINUTES July 12th, July 26th and August 9th, 2005 *Don Sherman motioned to approve July 12th, July 26th, & August 9th P&Z minutes, Paula Stevens seconded. All in favor.*

4 - COUNCIL MINUTES: August 2nd (*not all members received a copy*) and August 16th, 2005 (*handed out at this meeting*) **Tabled**

5 - TONIGHT'S APPOINTMENTS/ NEW BUSINESS:

- **Fence Permit #F-11-05 Dennis Frost** - Dennis is requesting a fence permit. RVM Homeowner's Assoc. has approved. Joe inspected, okay other than one property pin not located on the front of lot. Therefore, it's for P&Z to decide whether to grant permit without the corner pin or advise homeowner to call for a surveyor to locate 4th pin. **Tabled. No one present.**
- **Fence inquiry by Diana Taylor** - Diana is requesting information and an inquiry regarding the 6 foot wood fence located at 159 A&B Alpine Drive. All other twinhomes on this street have a short white fence in front of them. Diana has written a letter to P&Z (*mailed prior to meeting*). Secretary has checked and there is no permit packet for a fence for this twinhome. Don Sherman brought this issue to P&Z's attention last year but no enforcement was done at that time. Diana is requested it be removed as it does not comply with Town P&Z codes. (*See pictures.*)

Diana explained the differences of the fences as per what showed in the pictures. Don remembered speaking to the fence installer who had told him he was simply working for the owner and did not have a fence permit. P&Z discussed the different violations on this fence and how to handle the situation. It was against the code regarding no building permit, height, placement and possibly could be inside their setback. P&Z agreed to have secretary draft letter for Dave's review to send to the owners. They should also request property corners be located and allow P&Z on property to verify the pins and setbacks. **P&Z will send letter regarding noncompliance and request owners be present at next P&Z meeting to discuss issue.**

- **Need backup for Joe Sender responsibilities** - Joe has advised he will be on vacation until September 30th. Will need a P&Z member to review properties for property pins and buildings, fences, etc that have been stringed and staked, matching to the siteplan. Please advise which P&Z member will be responsible for these duties during Joe's vacation. At this time there is a fence permit that needs an onsite inspection. *Dave Gustafson volunteered to do the inspection.*
NOTE: (After meeting it was decided to allow building inspector to handle Joe Sender's responsibilities in his absence)
- **FYI- Patsy Ohanesian for the Estate of C.L. Stewart rezone request from R1 to B1** - This issue came before P&Z on 8/23/05. At such time motion was as follows: *Don Sherman motioned to recommend lot be rezoned R1 to B1, Scott Reed seconded, Paula Stevens against, Dave Gustafson against.* Council reviewed issue on 9/6/05. Council tabled item and sent it back to P&Z to be reviewed with the Town Planner. This item will be discussed after this meeting in the Planning workshop.

6 - UNFINISHED/ONGOING BUSINESS:

- **P&Z ATTENDING COUNCIL MEETINGS:**
1) September 20th - Don Sherman 2) October 4th - Scott Reed

7 - ADJOURN MEETING- *Don Sherman motioned to adjourn meeting at 7:24pm, Paula Stevens seconded, All in favor.*

AFTER MEETING REVIEWS- DISCUSSIONS/WORKSHOPS-

- **WORKSHOP- Jim Pederson, Town Planner** - Planning issues and Patsy Ohanesian for the Estate of C.L. Stewart rezone request from R1 to B1 - Per Patsy Ohanesian letter: It is an irregular lot, now surrounded by three roads, when Town put a road through one side of the lot, it limited the value and use as a residential lot. Per town attorney the Town is not going to remove the road. She feels the lot would have more use and value to the Town as a business lot. She believed it was originally a B-1 lot. Don said he supported rezoning the lot, Paula said she did not and stated that the Town's new planner would be dealing with rezoning and it would be better not to spot rezone. Marlowe said he would think the town would want to spot rezone and fix certain lots before a planner came in. Paula disagreed.

ENFORCEMENT-

- **Dave Pellagatto - #R1-11-04-** Mrs. Pellagatto advised secretary will be making a revision to their permit as they will be adding power. Secretary advised an electrical plan will be needed and then attendance at a P&Z meeting to review for approval. *Letter sent 8/24/05*
- **Alpine Variety signage** - Discussion on amount of signs and original sign permit requested all smaller signs be put inside the window. These are still on the outside adding to the allowed sq.ft. *Letter sent 8/24/05. Tom Brown spoke with secretary advised that Joan was allowing for only his signage and he is under the 82 sq.ft. allowable. The smaller outside signs along with large roof sign measures under the allowable 82 sq.ft. He is going to take a picture of his store now to be put in the permit packet. If there are any further issues or questions a P&Z member needs to call Tom directly to discuss.*

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

- 4 pictures of the noncompliant fence on Alpine Drive

Dave Gustafson, P&Z Chairman

Date

Attest:

P&Z secretary

Date