



**Town of Alpine**  
**Planning & Zoning Commission**  
**AGENDA**

DATE: **November 23, 2004**  
TIME: 7:00 p.m.

PLACE: Riverview Meadows Town Meeting Room  
TYPE: Regular

---

**1 - CALL TO ORDER**

**2 - ROLL CALL & ESTABLISH QUORUM**

**3 - P&Z MINUTES:** October 12<sup>th</sup>, 2004, & October 26<sup>th</sup>, 2004 *Need Motions.*

November 9<sup>th</sup>, 2004 (*handed out at this meeting/table for next mtg.*)

**4 - COUNCIL MINUTES:** September 7<sup>th</sup>, September 21<sup>st</sup>, October 19<sup>th</sup>, 2004 *Need Motions.*

November 2<sup>nd</sup> (*handed out at this meeting/table for next mtg.*)

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

- **(Announcement Only) - Lincoln Cty Comprehensive Plan** - Deadline for comments is November 30<sup>th</sup>, 2004  
(*Copy on meeting table if anyone wants to review*)
- **7:05pm - Old Plat Issue- 2<sup>nd</sup> review** - Don discussed this plat at last P&Z meeting. He is here to finalize the issue. This is in regards to an issue arising from an old plat. Regarding Lots #8 & #9 in Palisades Heights, 165 Morning Star Drive. (*Please review copy of Paula Steven's email regarding this issue. Don Goetz received a copy.*)
- **7:15pm - Jim Sandner - Commercial permit #C-08-04** - Justin Sandner, representing Jim, from Northstar Construction is requesting a permit to build an office complex next to Gunnar's Pizza. Joe Sender has approved siteplan/setbacks. Lyal Radford has approved pre-plan review with an advisement on the swing and opening of doors. *Need Motion.*

**6 - UNFINISHED/ONGOING BUSINESS:**

- **P&Z ATTENDING COUNCIL MEETINGS:**  
1) **December 14<sup>th</sup>** - Paula Stevens      2) **December 28<sup>th</sup>** -
- **Ongoing - Joan & Bob Reed roof beam emergency**- The special meeting was cancelled as attorneys for both the Town and the Reed's were working through the legal issues. Further information and work was requested by the Town from the Reed's engineer before any meeting could take place. The Reeds would be advised through their attorney. A letter from Town's attorney to Reed's Attorney was sent two weeks ago. The Town received on Nov. 8<sup>th</sup>, a faxed letter with several pages of diagrams and information from the Reed's engineer.

**7 - ADJOURN MEETING- *Need Motion.***

***AFTER MEETING REVIEWS- Non-Compliance Issues:***

- Bull Moose Motel #C-02-04 - Certified letter and fax sent to Jim Blittersdorf. The approved building plans show 3 dormers on roof. Mr. Blittersdorf did not build the dormers and has proceeded to install the roof tar paper and shingles/tiles. He has been advised to stop immediately in letter from Town's inspector, Lyal Radford.
- Marc Elkins/Steve Dicenso - #C-04-01 Phase I, #C-03-03 Phase II. Marc Elkins is listed on permits as owner, Steve Dicenso is listed as contractor. Steve Dicenso now owns these properties. (*see Summary from Town Clerk given out at this meeting*)

*continued...*

***Items given to P&Z during tonight's meeting:*** (item already given in prior meetings)

- Town Council minutes for November 2<sup>nd</sup>, 2004
- P&Z minutes for November 9<sup>th</sup>, 2004
- Paula Stevens' email re Don Goetz old plat issue
- Letter from James Lubing to Reed's Attorney (*item already given in prior meetings*)
- Faxed letter to Town office, from ES2(Reed's Engineer) w/ several pages of diagrams and information (*item already given in prior meetings*)
- Additional info submitted by ES2 (Reed's Engineer) which the Town received on Nov. 22<sup>nd</sup>
- Additional info submitted by ES2 (Reed's Engineer) which the Town received on Nov. 23<sup>rd</sup>