



Planning & Zoning Commission Minutes

DATE: April 27, 2010
TIME: 7:30 p.m.

PLACE: Alpine Town Hall • 250 River Circle
TYPE: Regular

1 - CALL TO ORDER: Meeting of the Alpine Planning & Zoning Commission called to order at 7:36pm.

2 - ROLL CALL & ESTABLISH QUORUM: Town of Alpine Office Assistant, Christine Wagner conducted roll call. The following individuals were present: Melisa Wilson, Joshua Floyd, Dave Jenkins and Chairman Pat Marolf at this time a quorum was established. Also present was the Town Inspector Jody Tibbitts.

3 - NEW BUSINESS:

- **Greys River Cover: 2A.2 Palis Park; 109 Greys River Road- Simple Replat, REP-01-10** - Ms. Carla Stone addressed the Commission on their request for a simple replat. Received a letter from Mr. Karl Scherbel on items that need to be completed for the replat. Their engineer has not been able to complete the entire list of items requested. Commission asked that as soon as they get the items on the list completed, Ms. Stone come back from to the Commission for review and approval.

Mr. Joshua Floyd motioned to table this item, until the next meeting, which will allow them time to get the requested information together. Mr. David Jenkins seconded the motion. Vote: 4 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Alpine Market: 716 Lakeview Estates C; 100 Greys River Road-Remodel Permit, RE-01-10** - Mr. Larry Kohler addressed the Commission on the remodel at the Alpine Market. The Town Inspector reviewed the plans and found them to be somewhat sparse on information needed for the remodel. The Commission reviewed the plans and asks the contractor exactly what they were remodeling. The remodel consists of relocating the restrooms, enlarging the beer cooler and the deli area, installing some additional beams to opening up the front entrance of the market. Town inspector personally met with the owners of the property to review and discuss the plans. The Commission discussed with the contractor and Town inspector the intended project and the timelines for this project.

Mr. Joshua Floyd motioned to approve the remodel permitted for the Alpine Market contingent upon the owner/contractor providing the engineering specifications for the installation of the columns and additional beams. More specific the post attached to the slab and/or floor, improved electrical plans that meet with the Town inspector's criteria, as well as all plumbing specifications to meet the Town inspector's criteria. Ms. Melisa Wilson seconded the motion. Vote: 4 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Alpine Business Park: 706 Lakeview Estates C; 185 Hwy 89-Sign Permit, S-03-10** – Mr. Kennis Lutz addressed the Commission regarding his sign permit. Mr. Lutz will be relocating his original sign to the front northeast corner of the property, everything will stay the same. The Commission reviewed the permit and location of the sign relocation, just off the highway right of way, with no encroachment on the highway right of way or neighboring property. The Commission briefly discussed the amount of signs on the building.

Mr. David Jenkins motioned to approve the sign permit. Ms. Melisa Wilson seconded the motion, as long as everything stays in concurrence with the plans. Vote: 4 yes, 0 no, 0 abstain, 0 absent. Motion carried.

4 - UNFINISHED/ONGOING BUSINESS:

- **Jody Tibbitts- Active Building Permits: Ongoing projects:**
- Coffee Cabin has submitted plans for their electrical and has called for inspection, some item needed to be addressed. Working on project as the money permits. The Commission briefly reviewed the violation.
- Lift Station (Town of Alpine) the project has completed like the scheduled plans. Mr. Jenkins was contacted regarding putting doors on the shorter side of the building, the project has the three walled sides, and one open side, doors on the shorter side of the building. Estimates were put together, however the costs exceeded the town budget. It was decided to complete the project as originally planned.
- Thompson –Briefly reviewed the Town Attorney's suggestion on compliance with the LUCD and offered a reasonable option for owner. Everything else on project is stagnate on this project.
- Jenkins Home Center (Silverstar Telephone Company) – Signed has been completed, Town to issue a completion permit.

- **Jody Tibbitts - Non Compliance Issues: Ongoing projects:**
- Blittersdorf – No updates.
- Davis - Received an inquiry as to the status of the deck. The Commission discussed the existing deck vs. the previous deck and/or the need for handrails on steps. It was decided that the Town would send Mr. Davis a letter regarding the deck issue. Mr. Jenkins will draft the letter and the Commission will review it before it is sent out.
- Jennings – Their permit has expired and a letter needs to be sent out advising them that it has expired. They can apply for an extension before May 25, 2010, call for final inspection or start the process over again. It was determined to send out a letter to Mr. Jennings.
- Gayhart – Wall Signage at the Alpine Business Park, previous plans and permits were reviewed. It was determined that the Commission would look at the signs and the square footage and review at the next meeting.

- **Open Positions; Out-of-Town position (term ends 12/31/10) - Position still open, this issue was not discussed.**

5 - P&Z MINUTES: April 13, 2010 minutes were reviewed by the Commission. Ms. Melisa Wilson motioned to approve the minutes from April 13, 2010 meeting. Mr. David Jenkins seconded the motion. Vote: 3 yes, 0 no, 1 abstain (Floyd), 0 absent. Motion carried.

6 - COUNCIL MINUTES DISTRIBUTED: April 6, 2010

• **P&Z ATTENDING COUNCIL MEETINGS:**

1) May 4, 2010-Dave Jenkins

2) May 18, 2010- Joshua Floyd

7 - ADJOURN MEETING- Ms. Melisa Wilson motioned to adjourn the meeting. David Jenkins seconded the motion. Vote: 4 yes, 0 no, 0 abstain, 0 absent. Motion carried.

Meeting adjourned at 9:00 pm.


Pat Marolf, Chairman

Attest

5-11-10
Date


Christine Wagner, Office Assistant

Date