



Planning & Zoning Commission Minutes

DATE: October 12, 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 7:20pm.

2 - **ROLL CALL & ESTABLISH QUORUM:** Town of Alpine Office Assistant, Christine Wagner conducted roll call. The following individuals were present: Melisa Wilson, Josh Floyd, Dave Jenkins, Justin Sandner and Chairman Pat Marolf. A quorum was established.

3 - NEW BUSINESS:

- **Overland Properties LLC: 1 Greys River Cove, 109 Greys River Road – Sign Permit – Mr. Dave Murdock** addressed the Commission regarding the sign permit, Mr. Murdock asked the Commission to reconsider the original sign permit on the basis that there is four hundred (400) feet of road frontage for the building; he and the property owners feels that there are two (2) streets that the building sits on and therefore signs should be permitted on the front and back of the building.

The commission discussed this request and determined that the signage is allowed for the front of the building; as stated in the Land Use & Development Code the property is allowed signage for two (2) square feet of signage for every lineal foot of commercial building FRONTAGE. Mr. Murdock commented that the Family Dollar owners will most likely seek a variance for more signage on their building. The Commission discussed various options to seek the optimum placement for signage; the Commission also stated that they owners will have to demonstrate the given criteria for seeking a variance, reiterating to Mr. Murdock that the LUDC is the adopted regulations for the Town of Alpine .

Mr. Joshua Floyd motioned to table the sign permit application until further notice and/or next meeting. **Mr. David Jenkins** seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

- **Town of Alpine (Picnic Shelter): 7 Alpine West, 226 Buffalo Drive – Building Permit – Mr. Sarge Rumbaugh** of the Alpine American Legion addressed the Commission regarding the proposal for the new community Picnic Shelter. Drawings were presented for a covered shelter; the size of the shelter is approximately twenty (20) feet by thirty (30) feet. Mr. Rumbaugh stated that the shelter needs to be no less than twenty (20) feet by forty (40) feet.

The commission discussed the proposal on the size of the shelter. Mr. Dave Jenkins discussed the size of the shelter and explained how the original plans of twenty (20) by thirty (30) came about. The commission stated that they need to see a site plan on the proposed shelter. Mr. Rumbaugh and the commission discussed the size of the shelter and agreed that the dimensions of twenty (20) by thirty (30) would work with a concrete slab of twenty (20) by forty (40) and/or forty-five (45) feet long.

Mr. Joshua Floyd motioned to approve the building permit, with the construction of the shelter at twenty (20) by thirty (30) feet and approve the concrete pad at twenty (20) by forty (40) feet in size; contingent upon the Town receiving the site plan, the property staked/marked out with the approval by the Town Inspector and a clarification on the sheer on the long side of the building. **Mr. Justin Sandner** seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

4 - UNFINISHED/ONGOING BUSINESS:

- **Mountain View Natural Food Market – 140 US Hwy 89: Lot #11, Palisades Heights - Amend Sign Permit** – Mr. Robb Hoff addressed the Commission regarding amending their sign permit. Mr. Floyd commented on the amount of signs on the building, the permit states four (4) ten (10) x thirty-two (32) feet signs installed; however there is six (6) signs in the size of twelve (12) x thirty-six (36) feet. The Commission discussed the signs the property owner is under their allotted amount for the building, so the change is still allowable, the Commission asked the property owner to submit amending documentation to have in file and on record.
- **Jody Tibbitts- Active Building Permits:** Ongoing projects: Mr. Jody Tibbitts gave the Commission a brief update as to the project. The Commission reviewed the handouts.
 - Hickman – Project complete.
 - Kripiene/Thompson – Project complete.
 - Pavlick – Permit will expire tomorrow; all structural done, couple of pieces of trim and four (4) pieces of metal roofing, inspector approved his permit. Commission discussed the on or before the time the permit expires, and the documentation that is sent and when the deadline official expires. It was agreed that the Town Inspector will go out and double check the project for completeness before the next meeting.
 - Coffee Cabin – Received extension and payment for that extension.
 - Cope – Letter received in Town Office, Commission reviewed the letter, town inspector commented on the project. Commission discussed this issue, as per Section 2-501 (j) (k) - {page 39}; states additional fees may be assessed on a case by case basis. It was decided to send Mr. Cope a response letter, explaining how the process works.

5 - P&Z MINUTES: September 28, 2010 minutes were reviewed by the Commission. Ms. Melisa Wilson motioned to approve the minutes from the September 28, 2010 meeting. Mr. Joshua Floyd seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

6 - COUNCIL MINUTES DISTRIBUTED: None

- **P&Z ATTENDING COUNCIL MEETINGS:**

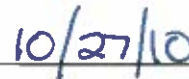
1) Wednesday, November 3, 2010 – Pat Marolf

7 - ADJOURN MEETING - Mr. Joshua Floyd motioned to adjourn the meeting. Ms. Melisa Wilson seconded the motion. Vote: 5 yes, 0 no, 0 abstain, 0 absent. Motion carried.

Meeting adjourned at 8:45 pm.



Pat Marolf, Chairman



Date

Attest:



Christine Wagner, Office Assistant



Date