

Planning Commission Meeting Minutes

November 3rd, 2022

Completed by: Sue Bertrand, P&Z Staff

Site visits conducted by Adam Ossefoort and Arnie Boie on October 25th, 2022.

Meeting attended by board members: Chair Jim Pratt, Vice Chair Ken Hovet, Arnie Boie and Lloyd Graves.

Staff members: Adam Ossefoort and Sue Bertrand.

Other members of the public: Sign-in Sheet is available for viewing upon request at Planning and Zoning office.

Jim called the meeting to order at 6:00 p.m. The Pledge of Allegiance was recited as a collective group.

Introduction of the staff and board members by Jim.

Ken motioned to have the October 6th, 2022 meeting minutes approved. Arnie seconded the motion. Voice vote, no dissent heard. Motion carried.

Jim asked for a motion to approve the agenda.

Arnie motioned to approve the Agenda and Lloyd seconded. Voice vote, no dissent heard. Motion carried.

AGENDA ITEM 1: Jesse Fabio – PID 20-0038400 – Reynolds Township

Request for Conditional Use Permit for weekly consignment sales in (RT) Rural Townsite Zoning.

Jesse Fabio was not present so Adam asked this item be moved to last item, and move on to agenda number two.

Jim agreed.

AGENDA ITEM 2: Charles & Pam Rapp – PID 08-0030500 – Fawn Lake Township

Request for Conditional Use Permit for temporary family housing in AF-1 zoning.

Charles and Pam were present as the applicants.

Jim invited them to tell what the application was about.

Charles stated they would like to have his mother live on their property. They would like to put up a two-bedroom trailer house, a two-minute walk from their house.

Staff Findings: Adam read the staff report and made a recommendation for a motion to recommend approval to the County Board of Commissioners with the following conditions:

1. Temporary family housing must comply with Section 9.17 of the Todd County Planning and Zoning Ordinance.
2. Applicant must allow for biennial review by Planning and Zoning Staff.

The staff report is available for viewing upon request in the Planning & Zoning Office.

Correspondence received: None

Public comment: Paul Larr stated his name and said he was a neighboring property owner in Sylvan Shores and he wasn't sure what temporary family housing was all about, and was pleased to hear it was for taking care of Charles's mother.

Board discussion: Jim said it looked like a good spot to take care of his mother.

Charles added he will be close enough to be right there for her.

Arnie said he was a Sylvan Shores resident and had never been back in that area before his site visit, and said it was beautiful.

Charles said they moved here from Wyoming, three years ago and were finally able to get his mother here. He mentioned she was not decrepit enough for assisted living and insurance won't pay for anything and she would be better off here with them.

Larr asked what changes would take place when she is not using it, and asked if someone else would be living there or what happens to temporary house.

Ken stated he hoped Charles' mother would remain living for years and years, but in the future when she is not using it, he had the same question, and inquired what happens to the house.

Charles said he would remove it easily, as it is a manufactured home and they are not using pylons. It will be ground set, so when not needed it can be removed. Possibly put a shop there to utilize the septic and the well at that time.

Adam recited Section 9.17 out of the P & Z Ordinance that specifically addresses restrictions on size; one story, two bedrooms, no more than 1280 sq. ft. and it must be removed from the property within sixty days of not being used as temporary family housing. Also, that the dwelling site cannot be subdivided, sold or used as a rental property when done. It is strictly temporary family housing and then removed within 60 days of non-use.

Ken made a motion to approve with the two listed conditions. Lloyd seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Lloyd Graves	Yes
Ken Hovet	yes
Jim Pratt	yes
Arnie Boie	Yes

Motion carried. Jim stated the application will be presented to the County Board of Commissioners on

November 15th, 2022, and said they do not have to attend, but may be present if they want.

AGENDA ITEM 3: John Allen – PID 22-0027002 – Staples Township

Request for Conditional Use Permit for temporary family housing in AF-2 zoning.

John was there as the applicant and Jim invited him to tell the board about the plan. John stated his father turned 88 in August and they are proposing putting temporary family housing up and discussed putting in a shop with a little apartment up front, for him to live in, until he is gone. He stated he gives his dad insulin every morning and night and feeds him. He stated it is only 30 yards from his house and once his father is no longer living there, they planned to use it as a summer kitchen for canning.

Staff Findings: Adam read the staff report and made a recommendation for a motion to recommend approval to the County Board of Commissioners with the following conditions:

1. Temporary family housing must comply with Section 9.17 of the Todd County Planning and Zoning Ordinance.
2. Applicant must allow for biennial review by Planning and Zoning Staff.

The staff report is available for viewing upon request in the Planning & Zoning Office.

Correspondence received: None

Public: None and no one on the zoom call.

Jim opened it up to Board discussion.

Lloyd asked what the building was used for before and John stated they utilized concrete floor from the removed barn, poured new concrete on top, as the floor to this brand-new 34' x 54' building. The front half is the apartment with a living room, bathroom, one bedroom and kitchen for a total of 608 sq. ft.

Jim said he'll be happier there than somewhere else.

John did not want to see what happened during the pandemic to happen to them, not being able to visit or see his dad and did not want to see him in any other place. He pointed out in one of the photo's that he knew his brother had taken his dad out on an outing or cards, as they take the dad's truck. His dad cannot drive anymore and they leave the other son's truck parked when they go. John stated it is a team effort taking care of his dad.

Arnie asked John how many people are living on the property not counting his father and John said three. Arnie asked staff if they were pushing any standards, or is it just the number of homes.

Adam clarified there may be a set number of people for the temporary family housing, however, the existing home is not limited to any number of people, and not a consideration for it.

Ken followed up with a motion to grant the CUP with the two conditions listed in the Staff report, and Arnie seconded.

Roll call vote commenced as follows:

Board member	Vote (yes or no)
Ken Hovet	yes
Arnie Bois	yes
Jim Pratt	yes
Lloyd Graves	yes

Motion carried. Jim stated the application will be presented to the County Board of Commissioners on November 15th, 2022, addressed the applicant and said he may be present if he wants to be.

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Arnie motioned to table it as the applicant was not present, and Ken seconded the motion. Voice vote, no dissent heard, motion carried.

Jim asked for a motion to adjourn, being no other business to discuss.

Ken motioned to adjourn and Lloyd seconded. Voice vote to adjourn the 2022 November Planning Commission Meeting, no dissention heard, motion carried and meeting adjourned at 6:22 PM.