

MEDORA PLANNING AND ZONING COMMISSION
Official Proceedings on March 21, 2017
(Subject to board review and approval)

Meeting was called to order at 6:00 p.m. by President Kinley Slauter. Present were Jim Bridger, Ian Connors, Aaron Axvig. Ben Brannum was present via telephone. Slauter welcomed Axvig to the Commission.

Minutes from the December 20, 2016 meeting were presented to the Board for approval. Bridger made the motion to approve the December 20 minutes. Second by Connors. Discussion—Connors questioned if Jerry Shae submitted an updated application since the December 20 meeting. There has been no further correspondence from Shae. Motion passed unanimously.

The first item of business was annual election of Zoning Commission President. Slauter stated he would be willing to continue serving. Bridger made the motion to elect Slauter as Zoning Commission President for a one year term. Second by Brannum. Connors thanked Slauter for his willingness to serve. Motion passed unanimously.

Application No. 17-05 was moved to the top of top of the Agenda. Application No. 17-05 from The Hitching Post to power wash and stain the north side of the building along with placing decorative shutters and wood décor to cover up air conditioner removal was reviewed. The shutters would be wood color and would have no wording on them. If there are any changes to the plan, Zuroff's will come back to the Board. Connors made the motion to approve Application No. 17-05. Second by Bridger. Motion passed unanimously.

Application No. 17-01, an application from TRMF to remove and replace signage at Maltese Burgers, was reviewed. The applied sign would be a white wood-looking sign with black lettering. The two menu boards would also be replaced (one on each side of the window). The menu boards would be a black wood-looking material with white letters. Bridger made the motion to approve Application No. 17-01, second by Brannum. Discussion—the signs will be installed in May. Motion passed unanimously.

Application No. 17-02, an application from TRMF to remove and replace signage at the Chuckwagon building, was reviewed. The current signage would be removed and new signage would be placed above the entry roof and would read "Showhall" and "Town Square". The building will not be open as a restaurant this year. The signs would be a black wood-looking material with white lettering. The sign would be lit by a dim, up-close floodlight on the roof edge. Connors made the motion to approve Application No.17-02. Second by Bridger. Motion passed unanimously.

Application No. 17-03, an application from TRMF to add 4 employee housing units with entry steps on Packard Drive, was reviewed. They would be placed next to the existing TRMF housing units. Steffen stated the City had some concern about metering the water on these units. They will run through the Bunkhouse meter, but that meter may need to be replaced by a larger meter. Bridger made the motion to approve Application No. 17-03 contingent upon City water meter issue being resolved with City Engineer. Second by Connors. Motion passed unanimously.

Application No. 17-04, an application from TRMF to add 3 employee housing units with entry steps on Pool Drive, was reviewed. They would be painted a darker brown to match existing housing units. There would also be a wood walkway to the parking spots. Brannum made the motion to approve Application No. 17-04. Second by Connors. Motion passed unanimously.

Under Misc. Business, Steffen stated that City Engineer, Mike Njos, sent a letter to Rick Berg stating that all of the concerns he had associated with Application No. 16-34 were addressed to his satisfaction. Njos added a list of other concerns that must be addressed to the City's satisfaction during construction. Berg's contractor sent a box of siding and shingle samples to be reviewed by the Zoning Commission. The Board would like to know exactly what the selection materials and colors will be. They would like representation at the next meeting and continued updates if there are any changes as the building progresses.

Steffen reported she has been contacted by a realtor who is listing 30 acres of land for sale south of Medora in the extra-territorial zone. Steffen has been in contact with City Engineer, Mike Njos, and he recommends the City have a say in their plat approval process if they are breaking property into smaller parcels. Steffen has contacted the owners of the strip mall regarding the fence that is need of repair. They plan on repairing or replacing this spring. The Old Town Hall is still on schedule for a June 1 completion.

Slauter added that he would like the Board to have a conversation about connecting for the meetings by phone. Slauter referenced Ordinance 6.0402 and is concerned that because of the tactile nature of zoning meetings, it is important for participants to be physically present unless there is an emergency. Axvig added that when absences are ongoing, it is not an emergency. There was discussion regarding not allowing phoning in unless the Board deems an emergency, such as no quorum. This will be tabled until next meeting.

There being no other business, Axvig moved to adjourn. Without objection meeting adjourned at 7:17 p.m.

ATTEST: _____ Kinley Slauter, President

ATTEST: _____ Carla Steffen, City Auditor