

MEDORA PLANNING AND ZONING COMMISSION

Official Proceedings on April 19, 2016

(Subject to board review and approval)

Meeting was called to order at 6:00 p.m. by President Kinley Slauter. Present were Jim Bridger, Michael Beaudoin, Ben Brannum, and Pete Hegge. Minutes from the March 15, 2016 meeting were reviewed. Bridger made the motion to approve the minutes as presented. Second by Brannum. Motion passed unanimously.

Application No. 16-05, a proposal by Robin O'Brien at 647 2<sup>nd</sup> Street South and 645 2<sup>nd</sup> Street South, to put new tin roofs on two homes, was reviewed. Hegge made the motion to approve Application 16-05 as presented. Second by Bridger. Bridger added the new roofs will be a nice improvement. Motion passed unanimously.

Application No. 16-06, a proposal by Medora Boot and Western Wear at 316 Pacific Avenue, to install signs at the new store location, was reviewed. The same sign that was at their previous location will be used. A request on the application was also to add a small sign on the tiered sign that lists all the businesses in the Teddy's Village Mall. Bridger made the motion to approve Application 16-06 as presented. Second by Brannum. Motion passed unanimously.

Application No. 16-07, a proposal by the Hitching Post at 349 3<sup>rd</sup> Street, to replace existing sign on front of store, was reviewed. It will be a 2 ½' x 5' sign with black border, tan background, and black western letters. Derwin Zuroff would like the option to raise the location of the sign 3' higher on the railing, versus the scallops, if it looks better. Beaudoin made the motion to approve Application 16-07. Second by Hegge. Motion passed unanimously.

Application No. 16-08, a proposal by Milo Thompson at 105 8<sup>th</sup> Ave. South, to reside the house and the garage, was reviewed. Thompson presented material samples for review. Slauter thanked Thompson for submitting a very thorough application which included several photos. Brannum made the motion to approve Application 16-08 as presented. Second by Hegge. Motion passed unanimously.

Application No. 16-09, a proposal by the ND Cowboy Hall of Fame to place a white event tent at Chimney Park from 6/17/16-6/20-16 for the induction ceremony, was reviewed. The tent will be 40' x 80'. Hegge made the motion to approve Application 16-09. Second by Brannum. Motion passed unanimously.

Application No. 16-10, a proposal by Aaron & Yelena Gerbig at 146 Griffin Drive, to build a privacy fence was reviewed. Hegge expressed concern regarding the aesthetics of a 6'-8' privacy fence around the entire property. There was discussion regarding different height options or rail fence with wire as an option. Slauter stated both privacy and aesthetics should be considered. Brannum made the motion to approve Application 16-10 as submitted. Motion died for lack of second. There was further discussion regarding different options. Brannum made the motion to approve Application 16-10 with

modifications of a 6' or less privacy fence on the north and west sides of the property and two-rail fence on the east and south sides. Second by Bridger. Motion passed unanimously.

Application No. 16-11, a proposal by TRMF to add a sign on the south wall of the renovated Joe Ferris Store at 251 Main Street, was reviewed. This would be the only sign on the building. Bridger made the motion to approve Application 16-11. Second by Beaudoin. Motion passed unanimously.

Application No. 16-12, a proposal by TRMF to move in 3 two-room cabins at 3388 Pool Drive, was reviewed. These cabins are for employee housing. Bridger made the motion to approve Application 16-12. Second by Hegge. Slauter stated these cabins are in the extra-territorial zone and the City will not be responsible for any utilities. Motion passed unanimously.

Application No. 16-13, a proposal by TRMF to paint the exterior and remove the awnings of a home at 325 3<sup>rd</sup> Street, was reviewed. Paint samples were reviewed. Brannum made the motion to approve Application 16-13. Second by Beaudoin. Motion passed unanimously.

Application No. 16-14, a proposal by TRMF to paint the red door and white trim on the Dakota Cyclery building, was reviewed. The paint sample was reviewed and Slauter stated the dark wood would not be painted. Hegge made the motion to approve Application 16-14. Second by Brannum. Motion passed unanimously.

Application No. 16-15, a proposal by TRMF for an 8' x 12' storage shed at 515 Broadway, was reviewed. The shed would be used to store equipment for the entertainment held behind the Von Hoffman house. The siding would be the same finish as the play park. There would also be a small piece of sidewalk from the door of the shed to the street. Roofing would be cedar shingles. Bridger made the motion to approve Application 16-15. Second by Brannum. Motion passed unanimously.

Application No. 16-16, a proposal by TRMF to add a sun cover to the stage at 485 Broadway, was reviewed. The metal would be painted to match the stage and the shade material would be tan. The metal frame would be up year-round, but the shade would be seasonal. Beaudoin made the motion to approve Application 16-16. Second by Bridger. Motion passed unanimously.

Application No. 16-17, a proposal by Medora Lutheran Church to shingle the steeple and roof and also repair the steeple and cross, was reviewed. Dean Rodne presented samples of dark brown shingles. The existing shingles are no longer available. Beaudoin made the motion to approve Application 16-17 with permission to use any of the dark brown shades of shingles presented. Second by Brannum. Motion passed unanimously.

Application No. 16-18, a proposal from the Medora CVB for signage at their new location, 330 Pacific Avenue, was reviewed. The existing sign at their previous location would be moved and mounted under the front left window; white letters will be placed on the front glass windows; a sign will be installed above the storefront. Hegge made the motion to approve Application 16-18 as presented. Second by Brannum. Motion passed unanimously.

Application No. 16-19, a proposal from TRMF for 2 additional signs at 275 Broadway (Old Town Hall), was reviewed. One additional sign would be a sandwich board. The Old Town Hall currently has an approved sandwich board. Slauter stated only one board would be displayed at a time. The other new sign would be a permanent flat sign applied to the east side of the building. Both signs would advertise the Jared Mason Live show and would be black with white lettering. City Ordinance only allows 3 signs on a building and this additional sign would take the total to 4. Various options were discussed. Bridger made the motion to approve Application 16-19 sandwich board sign as presented; modify the flat sign request to combine the two lower signs on the building into one sign to stay within the 3 sign limit. Second by Brannum. Motion passed unanimously.

Application No. 16-20, a proposal from TRMF for a sandwich board sign at 485 Broadway (Von Hoffman House), was reviewed. The sign would advertise the "Artist in Residence" and would have an exchangeable area for the featured artist. The Von Hoffman House currently has an approved sandwich board. Slauter stated only one board would be displayed at a time. The sign would be charcoal gray with white trim. Beaudoin made the motion to approve Application 16-20. Second by Brannum. Motion passed unanimously.

Application No. 16-21, a proposal from TRMF for a replat of the south side addition to the City of Medora Block 8, Lots 1 & 2, was reviewed. Mike Njos from Highlands Engineering had been hired by TRMF to do this replat because of requirements when the Life Skills Center was built. Njos stated that upon approval by the Zoning Commission, it would go to the City Council for approval. Easements have been taken care of and access is included if there are future changes to the property. The City and TRMF are the only owners in this replat. Brannum made the motion to approved Application 16-21. Second by Hegge. Motion passed unanimously.

Under Misc. Business, Jim Bridger presented an update on approved application 15-24 for Little Missouri Exterior Renovations. Bridger would like to have the sidewalk and deck bump out about 3' to have everything even instead of different widths. A couple more support beams will need to be added for the large size deck. A small staircase will continue on the south side to connect to the sidewalk where the tree had been removed. The remaining small area will be landscaped. Bridger stated the deck will only be used to extend the dining area. Brannum made the motion to approve the submitted changes to Application 15-24. Second by Beaudion. Hegge added that final pictures should be added to the application. Motion passed unanimously.

There being no other business, Brannum moved to adjourn. Without objection meeting adjourned at 7:50 p.m.

ATTEST: \_\_\_\_\_ Kinley Slauter, President

ATTEST: \_\_\_\_\_ Carla Steffen, City Auditor