

MEDORA PLANNING AND ZONING COMMISSION

Official Proceedings on July 18, 2017

(Subject to board review and approval)

Meeting was called to order at 6:00 p.m. by President Kinley Slauter. Present were Aaron Axvig, Ian Connors, Ben Brannum, and Jim Bridger. City Engineer, Mike Njos, was also present. Minutes from the June 20 meeting were reviewed. Bridger made the motion to approve the June 20 minutes. Second by Connors. Motion passed unanimously. Slauter recommends moving up 17-26 & 17-27 and moving 17-25 to the bottom of the agenda.

Application 17-23, a proposal from Kim Colbert (Medora Boot and Western Wear) at 316 Pacific Ave. to add an 8' x 3' sign on the north side of the deck, was reviewed. Slauter referenced the ordinance regarding colors on signs. Colbert is willing to forego the color border and just do a white sign with black letters. She will also remove the banners she has hanging on the patio walls. They will only be used when there is a special event. Quality Quick Print is doing the sign and she will use a font that is approved in ordinance. Kinley added the font on the business card would be good. Brannum made the motion to approve Application No. 17-23 with the following conditions; the sign will have no border and will have a white background with black letters. Second by Connors. Motion passed unanimously.

Application 17-24, a proposal from Rolf Sletten at 445 North 6th Street to erect a wooden fence on the south property boundary rather than metal as in the original proposal, was reviewed. The wood would be natural in color. Connors made the motion to approve Application No. 17-24. Second by Bridger. Motion passed unanimously.

Application 17-26, a proposal from Rebecca Kassian of Little Missouri Chiropractic at 455 Broadway to place a sign on front of the building, was reviewed. The sign for this application and Application 17-27 will be 3' x 4'. The applicants of 17-26 and 17-27 also want their phone numbers included on the signs because their businesses rely on appointments. After review of ordinance, the lettering will be changed to all black and the wave graphic will be switched to 1 or 2 shades of blue. Connors made the motion to approve Application No. 17-26 with the following conditions; the sign will have black letters with no more than 2 colors on the graphic. Second by Axvig. Motion passed unanimously.

Application 17-27, a proposal from Rylee Clark of Badlands Therapeutic Massage at 455 Broadway to place a sign on front of building was reviewed. The sign will be white with black letters. Axvig made the motion to approve Application No. 17-27. Second by Brannum. Motion carried unanimously.

Application 17-25, a proposal from TRMF to remove the existing Bunkhouse and replace with modular units, was reviewed. The application is for 318 rooms, but they are asking for approval tonight of the 212 rooms the Council has approved. Njos added that there would be the same contingencies as the north side approval in June; the development agreement and capacity study. Njos's concerns have been addressed in the development agreement. He has not seen the structural plans yet and wants to make sure that floodplain concerns are dealt with. TRMF CEO, Randy Hatzenbuhler, wanted clarification that

upon tonight's approval, that it wouldn't matter if the 212-room total is placed on the north or south side as long as the 212 isn't exceeded. Slauter stated the development agreement just spells out 212 rooms. Steffen stated she had a question from a citizen asking what the color and material of the roof would be. Slauter stated that he would expect Project Manager, Jack Marquart, to give the Zoning Commission continued updates as the project progresses. Signage will also come in as a separate application.

Slauter and Axvig will abstain from voting on this application because they are employees of TRMF. Connors made the motion to approve Application No. 17-25 contingent on the terms of the Development Agreement between the City of Medora and TRMF. Second by Brannum. Connors, aye; Brannum, aye; Bridger, aye; Slauter and Axvig abstain.

Under Misc. Business, Connors announced that he will be out for 8 months of work training. He will submit his formal letter of resignation to the Medora City Council.

Mary Schneider, city resident, expressed concern about the stores that are selling items outside their businesses. Examples include yard décor and clothing. The ordinance that deals with that will be located and looked at more closely next month. Slauter expressed his hesitation about addressing it mid-season.

The stage coach rides that were approved by City Council were using 4 sandwich boards to advertise. They have not been approved by Zoning, and they have been told they must be removed until they receive zoning approval.

Slauter addressed Mary Schneider regarding how close the RV's at Redtrail Campground are being parked to the road where the broken fence had been taken down. Schneider stated they haven't had time to repair the fence and it will be done by next May.

Steffen reminded the Commission that new pop machines placed in the city also need to be approved by zoning.

There being no other business, Brannum moved to adjourn. Without objection, meeting adjourned at 6:55 p.m.

ATTEST: _____ Kinley Slauter, President

ATTEST: _____ Carla Steffen, City Auditor