Land Use Committee Meeting
April 26, 2021

Members Responding via email: Trevor Keyworth
Amanda Miller
Lonnie Galloway

Work Session:
At 5:30 the work session began. The LUP reviewed the applications concerning new business items. The LUP was also asked to consider their thoughts on new quonset buildings within City limits, and their presence in the different building zones.

Meeting:
At 5:50, Amanda Miller called the LUP meeting to order.

- Also Present: Jay Pixley, Vicki Schommer, Thomas Engelhaupt and Sheryl Klocker
- Approval of Minutes:
  - Motion: Lonnie Galloway moved to approve the minutes of the March 29th, 2021 LUP meeting. Trevor Keyworth seconded.
  - Vote: 3 in favor, 0 opposed
  - Resolve: Motion carries

1. Unfinished Business:
   A. Powder River Energy re-submitted their application for an electric car charging station, this time located on N. 3rd instead of Main Street.
      - Motion: Trevor Keyworth made a motion to approve. Lonnie Galloway seconded.
      - Vote: 3 in favor, 0 opposed
      - Resolve: Motion Passes
2. New Business:

   A. Thomas Engelhaupt submitted an application for garage and an attached/adjacent structure that would eventually become a "breezeway" between the garage proposed and a future residence at 115 Hi-Mile Road. The proposed garage and "breezeway" appears to meet all set-backs. The LUP discussed the plans for the future residence needing to meet the set-back requirements and to plan accordingly.
      - Motion: Amanda Miller made a motion to approve. Lonnie Galloway seconded.
      - Vote: 3 in favor, 0 opposed
      - Resolve: Motion Passes

   B. *Kyndall Flint submitted an application for a 6' high fence around the rear of her residence at 122 E Thompson street. The fence would extend from the rear lot line to the front corner of her house. US 14 flanks the east side of her property, but with the*

highway right-of-way and the layout of the fence, the LUP doesn't believe it would create any sight-line or distraction issues, and therefore doesn't have an issue with the 6' fence.

- Motion: Lonnie Galloway made a motion to approve. Trevor KeywortLonnie Galloway seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion Passes

C. *The Family Dollar submitted an application for a window sign, and removable flags. It appears the location proposed for the flags is in the highway right-of-way and could be considered a "distraction" to motorists due to their movement. The window sign fits within the City requirements.*

- Motion: Lonnie Galloway made a motion to approve the window sign, but not the flags. Trevor Keyworth seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion Passes for the window sign, denial of the flags.

D. *Vicki Schommer submitted an application for a new 6' tall fence at the rear of her yard at 1014 Sewell St. She has requested a variance to align her fence with the adjacent neighbor's fence, though when she had her property surveyed, came to understand their fences extended beyond the property line into the alley right-of-way. In her prior discussions with Mac Erickson, she understood the City didn't take exception to the request as long as she provided access to all City utilities. The LUP informed her that if the City ever needed to dig up those utilities, she would be responsible for the replacement of the fence; she understood and accepted.*

- Motion: Amanda Miller made a motion to approve the variance request for the fence location. Lonnie Galloway seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion Passes

E. Jay Pixley submitted an application for a new, large shop on his property on S 27th Street. The building meets all set-backs, and the plats for a future subdivide will be made to accommodate all city set-back requirements.

- Motion: Lonnie Galloway made a motion to approve the application. Trevor Keyworth seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion Passes

E. Sheryl Klocker submitted an application for the removal and reconstruction of a fence and a lean-to addition at their residence and shop at 520S 21st Street. The applicant informed the LUP that the fence will be transparent to provide clear sight lines for all traffic. The lean-to addition to the shop appeared to meet all City requirements.

- Motion: Lonnie Galloway made a motion to approve the application. Trevor Keyworth seconded.
- Vote: 3 in favor, 0 opposed
- Resolve: Motion Passes

F. Dale Johnson submitted an application for a new covered awning between his house and garage at 111 E Edna St. All setbacks appear to be within the extents of the existing structures.
   - Motion: Lonnie Galloway made a motion to approve the application via email. Amanda Miller seconded.
   - Vote: 2 in favor, 0 opposed
   - Resolve: Motion Passes

The meeting was adjourned at 5:55PM.

Minutes prepared by: Amanda Miller on April 29th, 2021.

Signed: Amanda M Miller