

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

9/23/2014 6:00 P.M.

Present: Ron Welder, Larry Wright, Ed Delaney, Neal Boeding, Joel Amandus, Lyle Brown, Brenda Parker, Council Liaison Kevin Rink

Absent: none

Staff: Doug Krogmeier, Emily Britton

Visitors: Milton Salladay

Ron Welder called the meeting to order at 6:00 P.M. with seven members present.

ACTION ON MINUTES

The minutes from August 26, 2014 were approved with corrections on a motion by Parker, seconded by Wright.

NON AGENDA ITEMS

None

Zoning Review: Semi Trailer Box requested to be used as residential shed.

Staff reviewed. Wright explained that after considering the information provided he is opposed to a change and told Krogmeier he has been handling such requests correctly in the past. Brown questioned the location of the request, and Krogmeier explained that he left that out as it is not relevant due to the fact that a code change would allow them in all residential zoned properties, not just the one requesting it. Wright mentioned the efforts put into the Comprehensive Plan and indicated allowing these trailers would be the complete opposite of the plan goals. Amandus asked if the trailers have a VIN, and Krogmeier answered he believes they do, so Amandus commented they are therefore vehicles and not structures. Boeding asked the typical dimensions of a trailer and Krogmeier explained they are typically 8x26 feet. Wright then commented on possible use of box cars in the future. Delaney considered the allowance of the trailers to be a slippery slope, because although some people may make them look nice, like a structure, if they are allowed there will be some that are not made to look nice. Welder then pointed out that the consensus seemed to be that the commission would not consider them for residential use. Krogmeier questioned the code and if anything needed to be more specific. Brown agreed that the code should be reviewed to see what updates are needed. Krogmeier questioned the code's definition of what is and is not considered a structure and whether it needs to be more specific. Boeding then asked approximately how many residential lots in town would even qualify to add that size building without a variance. Because it is a decent sized structure, he pointed out, this kind of change would lead to variances to allow them. Parker then said to take into account the shape they are in when placed on a residential lot and what condition they will stay in. Brown clarified they are discussing allowing them in all residential lots as opposed to a single location and Krogmeier said yes. Wright then pointed out that code section ___ states that trailers and vehicles are not to be used as accessory buildings, and asked why that is not sufficient. Krogmeier explained that there is the argument that if the wheels are taken off it is merely a box, like a structure, as opposed to a vehicle or trailer. He continued to say the code addresses it fairly well and updates will make it clearer. Wright then said section __ "C" does go into more detail.

Milton Salladay then requested the floor to speak on the matter. He began by pointing out the numerous run-down garages and sheds in town claiming these trailer-sheds would look nicer than some of what is currently allowed. He also said they are being sold as storage units as opposed to trailers or vehicles. He suggested requiring people to move them if they become run-down and begin looking bad, but if there is a roof on it and it is kept looking nice it should be allowed. He then indicated that they would be considered a

permanent structure if anchored down which would become taxable, and the city needs all the help it can get. Next he compared them to the sheds sold at Menards and Lowes, and because they are being sold as storage sheds there is essentially no difference. Parker argued the difference is the original and intended purpose, and they were not built to be storage sheds. Wright agreed that they were built to be a trailer and that is what their purpose is. Salladay then pointed out the number of houses made out of box cars, and Wright clarified they are living spaces, not accessory structures, so that is not relevant. Salladay asked the commission to take a different perspective by driving down the alleys in town to see the run down garages and sheds; then continued to say adding a roof to one of these trailers would make it look like a garage. Brown questioned the cost, and Salladay said they are selling for around \$1000 with delivery. Welder commented that the point is mute because the current code does not allow them and a code change would be required which would go through council and require several public hearings. Salladay then questioned his next step being to go through council and Wright said it is, but with the public hearings he can expect people to speak against it. Wright then said he agrees with Welder that they are against the current city code.

Wright moved, seconded by Welder, to dismiss the Zoning Review: Semi Trailer Box requested to be used as residential shed.

Vote: Yes-7, No-0; Motion Passed

OLD BUSINESS

None

OTHER/NEW BUSINESS

None

Wright moved, seconded by Brown, to adjourn.

Motion was passed unanimously. The meeting adjourned at 6:33.

Ron Welder, Chairman of Planning and Zoning Commission