

Planning Commission Meeting/Public Hearing concerning tiny house ordinance
October 10, 2019

Call to order: 7:03

Roll Call – Dan Swartzendruber, Lora Freer, John McConnell, Arisa Handrich, Jerry Kunath – absent

Invited Zoning Administrator to the table

Public Comment – General Meeting: No comment

Started Hearing:

Rob gave overview of why we came up with a plan to have a tiny house ordinance. There has been enough interest in building tiny houses so instead having special use hearings again and again, we decided to get ahead of it and come up with an ordinance that allows them to be built, but also allows us to keep them from being every where.

If it goes well tonight and we decide to move forward, board will vote on it next week and 30 days later it will go into effect and will be published.

Overviewed amendment with the public in attendance.

Randy- Is concerned people are just going to start putting up tiny houses all over and lots of them.

Rob – It's already a problem and we are trying to get a hand on it by working with the people that already are getting the tiny houses.

Dan – Trying to make a welcoming community.

Carol – They are budget friendly.

Rob – There is always a way around laws.

Lora reviewed rules for public comment.

Public comment in opposition:

Sharon – why have 2 or more instead of 2 max?

Lora – for larger families that want to have places for visitors.

Dan – say we have an 80 acre parcel and we want to put 20 cabins in the back corner where we are unseen by others, what is the harm in that?

Sharon – Doesn't that become a camp ground?

Lora – no special use would not allow them to rent them.

Sharon = what about when they sell?

Lora – permit follows land

Rob – It's not commercial zoned so they could not rent them for profit.

Randy- Don't think you can stop it from happening.

Rob – But if we put these things into place we can police it a little better.

Sharon – What about the ones that don't comply?

Rob – Let us know, and we will follow our laws.

Rob/Dan – We don't have an enforcer so it is hard to police it, but if we have this in place it does give us more control to enforce the way we can.

Comments in favor of ordinance:

Sy – All for it. Addressed a lot of the issues and commented that these aren't made cheaply.

Carol – It's easier to maintain and afford.

Is there any more changes we need to make? Allow only 1?

Rob – We don't want to restrict peoples rights.

Lora- Each one after the first has to have it's own permit.

Rob – They still have to follow ordinances and building code.

Dan: Would like to move forward with the ordinance as written.

Dan M/C – to advise the board to accept amendment for tiny houses.

John 2nd.

John – yes, Dan – yes, Lora – yes, Arisa – yes

Close special meeting: 8:04

Approve September minutes in November

Old Business:

Dollar General – sign permit

Want to do a “bumble bee on a stick” type sign

Rob is asking for a different sign

Verizon Wireless – called about the tower and that they are moving forward.

New Business:

Have done a couple lot line adjustments, a couple building permits + 2 pending.

Board approved Jerry Kunath

Reviewed mail out for Master Plan.

Joint meeting on November 14, 2019.

Adjournment 8:50pm Dan M/C, Arisa 2nd

Respectfully submitted by Arisa Handrich