

## **Tetonia Planning and Zoning Meeting**

January 3, 2011

Present: Josh Weltman, Emily Nichols, Kari Desser and Orville and Delpha Armstrong

Call to order

Public hearing was opened at 7:01 p.m. with Emily reading the public notice.

**Those in favor:** None

**Those neutral:** None

**Those against:** Delpha Armstrong spoke against putting a residence in an area zoned commercial. She suggested a property swap as an option. She and Orville have a few properties around town, and would be willing to swap the applicant his commercial property for one that is better suited for a large manufactured home.

Hearing closed at 7:08 p.m.

P & Z Discussion

Josh said he wanted more information on what the applicant (who was not present) plans to do with the piece. Could he remodel?

Kari said it made sense to stick with the comprehensive plan and keep the lot commercial. Particularly since the property abuts the highway and is located next to the most heavily trafficked business in town, the North Country Store.

Emily said it is important to keep Main Street for businesses and felt the comprehensive plan should be adhered to.

### **Facts and Findings:**

- Residential zoning has a minimum lot frontage of 100 feet
- The residential structure currently on the property has been grandfathered in, and any changes would automatically make the lot commercial.
- The entire block is zoned commercial.
- The lot itself is not big enough for the proposed residence under current residential guidelines.

**Motion:** Kari moved and Josh seconded to send the issue on to the City Council. Josh second. Aye, aye, aye. Passed.

**Meeting Minutes:** Josh moved to approve them as written, Kari second. Aye, aye, aye. Passed.

**Adjournment:** Kari moved and Josh seconded to adjourn the meeting. Aye, aye, aye. Passed.