

DICKINSON COUNTY PLANNING AND ZONING COMMISSION

Monday, March 19, 2007

1:00 P.M.

The Dickinson County Planning and Zoning Commission met Monday, March 19, 2007 at 1:00 p.m. in the conference room of the Zoning/Engineer's building.

Members present were: Duane Moser, Tony Weber, Jon Gunderson, Sally Nielsen and Mike Roach. Absent were Bob Chaffin and Tim Fairchild. New member Mike Roach was introduced to the commission members.

Sally Nielsen called the meeting to order at 1:00 P.M.

First on the agenda was approval of the minutes of February 26, 2007. Weber moved to approve the minutes as written. Gunderson seconded.

Second on the agenda was Robert E. Duncan, a rezoning application from GC General Commercial District to R-1 Suburban Residential District.

Kohlhaase said that Mr. Duncan planned to be here last month, but there was an error in the publication, so it was postponed until a corrected notice could be published. Mr. Duncan is out of town and can't be at this meeting. Kohlhaase described the location of the property just north of Treasure Village on Highway 86. The Caughey property to the north had the same issue and had it rezoned to R-1 Residential.

Mr. Duncan has a home and pottery shop on his property. If the home were damaged more than 50% of its assessed value, he can't rebuild. The question is, is this a commercial business? If the rezoning is approved, the pottery shop will be considered a home occupation. The use as it now exists is more residential than commercial, and has re-building and insurance issues. Since it is along Hwy. 86, it maybe fits as a commercial location, but residences were in place here prior to the county being zoned.

Weber said we are getting spotty in that area with a mix of zoning. The Treasure Village residences are in the same boat as far as rebuilding.

Kohlhaase said as a result of their location being more commercial, they apparently are willing to take the risk. He said there is a diversity of activities taking place in this general area.

Nielsen asked the board if they had other questions or concerns. There were none.

Weber moved to vote on the application. Moser seconded. All were in favor to vote. The vote was recorded as 5 – 0 to recommend approval of the rezoning to the Board of Supervisors.

Third on the agenda was any old, new, or unknown business. Kohlhaase mentioned the April 3rd Planning and Zoning workshop. The Board of Supervisors at their meeting tomorrow will be acting on the Faye Meadows and McClelland's Beach Plat.

Weber moved to adjourn. Gunderson seconded. The meeting adjourned at 1:20 p.m.

Filed By: Barbara Woodley

Date: March 20, 2007