

Planning Board Meeting  
10/4/94

Present: Ken, Woody, Carl, Lil, Redlon.

Meeting called to order.

Minutes of 9/6/94: 1st paragraph - add "unless reviewed by PB at the time", minutes approved 5-0.

Minutes of 9/27/94 approved 5-0.

Old business tabled until end of meeting.

1. Doug Bowen application for use of the Raymond Benson property for offices for counseling. Requires use permit w/ PB authorization. The Benson property owns the driveway and the monument business of Dan Matheson has R.O.W. across it. Counseling business would be open from 8:30 or 9:00 a.m. to 5:00 or 6:00 p.m. May be open some evenings. They would need to build a handicap accessible ramp. One that would resemble the ramp at the Bonney Memorial Library. They will use pressure treated wood. Interior modifications would mainly be just to make the bathroom handicap accessible. Dan & Judy Matheson were present at the meeting and they have no problems with this application. Motion to approve seconded and carried 5-0.

2. Mark Call came before the PB to express concern about wording of Land Use Ordinance, pg 23, Access to Lots, Sec. 6.A.2. Mark wants a building permit to be used on a back lot with a deeded r.o.w. to his property and an access road to it. Mark believes this ordinance permits him to build with 250' access road on property used to create frontage. Ken and Bruce believe a 250' road should be built on the back lot for frontage. Ken says this is to prevent spaghetti lots from being formed. Lil Bell moved that the ordinance should be interpreted to read that as long as there is a 50' deeded r.o.w. and an access road is built to specifications that no 250' frontage road will be required and that an amendment to ordinance should be approved to prevent spaghetti lots being made. Carl feels that a motion & vote should be for a specific case not for all cases. Motion defeated 3-2. Carl moved that the requirement for 250' road frontage on Mr. Call's property as discussed tonight be waived as long as all other requirements are met, due to vagueness in wording of Sec. 6.A.2. on page 23. Discussion determined that PB can't waive. Motion withdrawn. Further heated discussion determined that Mr. Call should apply to Appeals Board for Waiver. Woody and Lil feel there is no vagueness. Ken believes there is and Carl and Redlon tend to agree.

It was determined that the PB would meet again on 10/18/94 to work up an amendment to the Land Use Ordinance to prevent problems in the future.

Notes by L. Bell