

CITY OF GRANT PLANNING COMMISSION MINUTES
JUNE 18, 2013

The regular meeting of the Grant City Planning Commission was held on Tuesday, June 18, 2013, at the City of Grant Municipal Offices.

1. *Call to Order:* Harold Portell_ called the meeting to order at 5:30 pm.
2. *Pledge of Allegiance to the Flag.*
3. *Roll Call*
PRESENT: Debra Wilson, Janet Gilmore, Terry Fett, and Harold Portell
EXCUSED: Nancy Callen
ABSENT: None
OTHERS PRESENT: Doug LaFave – City Manager and Sherry Powell - Assistant City Manager/Clerk
4. *Public Comments:*
None
5. *Consent Agenda and Regular Agenda:*
 - a. *Approval of the minutes from the February 20, 2013 Planning Commission meeting.*
 - b. *Literature/Correspondence/Advisory Report*
 - c. *Routine Site Plans/Administrative Approval: N/A*
Motion: Motion made by Fett, second by Wilson to approve the Consent Agenda.
Motion passes unanimously.
Motion: Motion made by Wilson, second by Fett to approve the Agenda with one change of adding item C. Non conforming uses under Other Business.
Motion passes unanimously.
6. *Unfinished Business:*
 - a. N/A
7. *New Business:*
 - a. *Site Plan Review:* The Eenigenburgs want to build a hay barn. We approved a combination of two parcels so they would meet the square footage requirements. They still require approval for the hay barn.
Motion: Motion made by Wilson, second by Gilmore to approve the site plan.
Motion passes unanimously.
8. *Other Business:*
 - a. *Temporary Structures:* Doug asked what direction the Planning Commission wanted to go with for addressing carports without a foundation, and do we want to add these to the same requirements as for a garage. Complaints mean waiting until it is really bad with the property maintenance code.
Portell thinks we should have some requirements to present them with.
La Fave commented that steel carports are more of a permanent structure whereas the fabric ones are more temporary.
Consensus of all members that metal or carport fit into accessory structure, and fabric are only temporary use less than two weeks only.
 - b. *Outdoor wood boilers:* We have one in town by Lincoln and Arthur. We require them to have a chimney to disburse into the atmosphere and not at the ground level.
Portell suggested afterburners at the top of flue or similar device that reduces smoke into the air.
Consensus that afterburners or something similar to reduce smoke is desirable.
 - c. *Nonconforming uses:* This has become an issue for Sordens on Front Street due to commercially zoned properties with residential use. Underwriting catches them on the sixty percent extend of damage provision for a rebuild and it stops the sale process. The thought is to change to allow a rebuild to existing residential use. Historically we have always been lenient with these variances. This would help take care of this issue for several property owners.
Consensus that this would be a good was to resolve this issue.
9. *Information Items / Updates:*
 - a. N/A
10. *Public Comments:*
None
11. *Adjournment:*
Adjournment without objection at 5:54pm.

Harold Portell, Chairperson

Sherry Powell, Assistant City Manager/Clerk