

Minutes
Price City Planning and Zoning
September 9, 2002
Price City Hall 6:00 PM

Present: John Angotti, Chairman Francis Duzenack, Zoning Administrator
 Larry Bruno, Vice-Chairman Carolyn Vogrinec, Secretary
 Alfred Richens Penny Sampinos
 Laurel Marinos Gary Sonntag, Price City Engineer

Excused: Elizabeth Kourianos Gary Lyon

Also Present: Pierre Moynier Claudia Moynier
 Tori Frandsen Anjelena Cook
 Evan Anderson Tony Basso

I. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chairman John B. Angotti.

II. ROLL CALL

Commission Members were in attendance as shown above and a quorum was present. Elizabeth Kourianos and Gary Lyon were excused.

III. MINUTES OF AUGUST 26, 2002

There were no corrections or additions and Laurel Marinos made a motion to approve the minutes as read. Penny Sampinos seconded and the motion carried.

IV. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
TETON WINDOW WASHING
665 NORTH HOMESTEAD
COMMERCIAL & RESIDENTIAL WINDOW WASHING
EVAN ANDERSON, OWNER

Mr. Anderson explained all work will be done on site and the only supplies kept on hand will be small quantities of acid cleaner purchased locally. When asked about liability insurance, Mr. Anderson said he will run his business through a family business where the liability insurance will be provided. Mr. Duzenack indicated liability insurance should be in place, along with Workers Compensation for Mr. Anderson. There were no further questions and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only - for Teton Window Washing, Evan Anderson, Owner. Larry Bruno seconded and the motion carried.

V. HOME OCCUPIED BUSINESS - OFFICE USE ONLY
CLAUDIA=S DESIGNS
555 PARK AVENUE
CRAFTS, GLASS AND PAINTINGS
CLAUDIA MOYNIER, OWNER

Ms. Moynier explained the nature of her business saying she does oil paintings, crafts and art glass at her home, but must have a business license in order to resell her products. Her office and work room are combined and only project supplies are kept on hand. There were no concerns and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Home Occupied Business - Office Use Only for Claudia=s Designs - Claudia Moynier, Owner. Laurel Marinos seconded and the motion carried.

VI. CONDITIONAL USE PERMIT - BUSINESS AND SIGN
DANCE TECHNICA
264 SOUTH CARBON AVENUE
(BEHIND APPLE PEDALER CRAFTS STORE)
DANCE STUDIO

ANGELENA COOK AND TORI FRANDBSEN, OWNERS

Both Ms. Cook and Ms. Frandsen appeared before the Commission. They will open a dance studio in the rear of the Apple Pedaler Craft Store to teach dancing lessons to children ages three years and up. The vinyl banner sign, measuring eighteen square feet, meets the Price City Land Use Management and Development Sign Code and will be installed above the Apple Pedaler Sign, on the front of the building. There are several buildings in town with multiple tenants and, although multiple tenant buildings are encouraged to use reader-board signs, the banner sign is allowed. Mr. Duzenack has gone through the building and some small alterations are required. The exit door must be turned around to exit out and an exit light must be installed. The building will then be inspected by the Price City Fire Chief. There is adequate parking in the back, but most traffic will be drop off and pick up of students as parents are not encouraged to stay. There were no further questions and Larry Bruno moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit - Business and Sign for Dance Technica, Angelena Cook and Tori Frandsen, Owners. Alfred Richens seconded and the motion carried.

VII. CONDITIONAL USE PERMIT
SINGLE LOT SUBDIVISION
CORNER OF 300 NORTH AND CEDAR HILLS DRIVE
REQUEST TO SUBDIVIDE A SINGLE LOT FROM THE
PROPERTY OCCUPIED BY CEDAR HILLS STORAGE
ROBERT ETZEL AND TONY BASSO

Mr. Basso explained there are no plans for development of the lot at this time, however, they want to make certain the .75 acre is divided off now, so if they decide to do something with the lot, they will have the option to do so. Price City requires a minimum of .75 acre in order to have a conforming lot.

(SUBDIVISION OF SINGLE LOT FOR CEDAR HILLS STORAGE, CON=T)

Price City Engineer Gary Sonntag commented that Mr. Basso, in his effort to develop his property, particularly this vacant lot, allowed for a .80 acres to remain, after their storage unit development was constructed, in order to conform with the Price City Code. In recent weeks, Price City has approached Mr. Basso and Mr. Etzel for additional property along 300 North, which amounts to .08 of an acre. Price City needs to widen the road to allow for the installation of pedestrian safety improvements and has received State Funding for the installation of sidewalk, curb, gutter and pavement. In order to do this and create a road that is as close as possible to Price City

Code and will function well, the City needs this additional property. The properties being requested from Mr. Basso and Mr. Etzel range from 16 to 19 feet wide, the width of their property. This request impacted the .80 acres they had reserved for future development. If you take the .80 acres and remove the portion of requested property for the road widening, it leaves them less than .75 acres. If the property boundary is increased by approximately an additional 2.5 feet, which overlaps into the storage unit development, they can increase the size of the property to the .75 acres, since it will overlap the storage unit development. The most practical solution would be for them to reserve a 2.5 foot easement on this corner lot. The storage units could encroach onto this corner lot by 2.5 feet within an existing easement, but, at the same time, the corner lot is able to retain its boundaries at .75 acres. Mr. Duzenack has researched the possibility and practicality of that happening with respect to the Price City Land Use Management and Development Code and there doesn't seem to be anything to suggest that there is a problem otherwise. Mr. Sonntag is providing this information so the Commission will understand the impact of what is happening with Price City asking for this additional property at 300 North, and, at the same time, what the impact will be on the storage unit development, in an effort to maintain the .75 acres they need for future development of their property as a conforming lot. Mr. Basso and Mr. Etzel are willing to deed the 19 feet of property to Price City for the street improvements and need to have this transaction approved now in order to be certain they have a conforming lot in the future. Mr. Basso thanked Mr. Sonntag and Staff for coming up with a suitable solution for everyone involved. There were no further questions or concerns and Alfred Richens moved to forward a favorable recommendation to Price City Council for the Conditional Use Permit to request the subdivision of a single lot from the Cedar Hills Storage property at the corner of 300 North and Cedar Hills Drive. Larry Bruno seconded and the motion carried.

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VIII. STAFF

A) REVIEW OF MONUMENT SIGN ASCENSION ST. MATTHEWS EPISCOPAL CHURCH

Mr. Duzenack reported he has reviewed the sign and measured out the location and, as far as the sight distance is concerned, when reaching the stop sign, you're totally past the monument sign and are able to see all the way to Homestead and 800 North. There is no traffic sight problem at all. The conduit and electrical conductors will be roughed-in to the sign and, when the Price City Land Use Management and Development Code is revised, electric signs in residential areas will be added to the revisions and the sign will be connected.

B) RETIREMENT

Planning and Zoning Secretary Carolyn Vogrinec will retire effective September 13, 2002. The Commission expressed their appreciation for her service.

IX. UNFINISHED BUSINESS

Nothing to report at this time.

There was no further business and Alfred Richens made a motion to adjourn. The meeting adjourned at 6:35 PM.

APPROVED

John B. Angotti, Chairman

Carolyn Vogrinec, Secretary