

TOWN OF RED RIVER
PLANNING AND ZONING COMMISSION
JUNE 9, 2011

1. CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was held on June 9, 2011. The meeting was called to order by Chairman Chris Peterson.

2. ROLL CALL

Commissioner Chris Peterson	Present
Commissioner Ron Forner	Absent
Commissioner Richard Brown	Present
Commissioner Scott Wilson	Present
Commissioner Diane Smith	Present

Also Present David Denning representing Don Ferguson. Dee & Ann Allen, Bill Mackey, Ron Rook and Bob Foley representing Dee Allen. Susan Price and Ron Paiz representing Ron Paiz, Jaye Nickless and Krista Brandenburg representing Smoking Gun Barbeque.

3. APPROVAL OF MINUTES

Commissioner Richard Brown made a motion to approve with the addition of the word “to” in item 4.a after “All members want” Commissioner Scott Wilson seconded and the motion carried.

4. CONSIDERATION OF:

- a. Steep slope application for retaining wall on Don Ferguson’s Property located at 1301 Last Chance Trail.

Discussion centered on the commissions prohibiting the use of wood for retaining walls. Commissioner Richard Brown made the motion that since the project was more than 50% completed prior to the adoption of the steep slope rules and that the wall is not visible to the road and any failure will not impact any other properties to grant permission to complete the project as submitted with Bridge timbers, noting that it will require an engineers stamp before town and state permits to be issued. Commissioner Diane Smith Seconded, motion passed.

- b. Set-back variance – Dee Allen/1501 Dorris Gene Trail

Bill Mackey, Architect for the Allen’s presented the request for the set-back to be reduced to 6’ from 10’ on the front of the property to allow a new porch with a 2 car carport only a corner of the carport would be that close to the road, he showed that the lot sits at the end of a cul-de-sac and is not only odd shaped but due to the fact that the river runs through the property and there is a large amount that sits in a flood zone the original

owners had the building set near the cul-de-sac building an under sized porch that collects snow during the winter. They wish to improve the look of the house as well as provide a safer more accessible entrance to the house. They contacted the owners that live on the cul-de-sac and all felt that the proposed variance would enhance the neighborhood.

Commissioner Diane Smith made the motion to deny the variance at this time and have them consider a design that would not be as large, Commissioner Richard Brown Seconded, Commissioner Scott Wilson abstained from the vote, motion passed.

c. Parking Variance/Ron Paiz/501 E Main street.

Administrator Edward Saint stated that he has been working with Mr. Paiz for approx 1 year on his plans for a development at this location, Mr. Paiz had been going to build a 5 unit Condominium with an underground common parking garage which would have met the parking requirements but he has now changed to a town house design as it will allow him to obtain financing to start this summer, due to the fact that our definition of a Hotel/Motel requires 6 or more units and the fact that the parking will be in 5 separate garages he falls under the residential parking requirements that do not allow for a garage to be used to meet the first two parking spaces. Mr. Paiz then took the floor he states that he will place a deed restriction requiring that the garages always have two spaces available and that if the unit is rented nightly that the garage must be available to guests, after lengthy discussion Commissioner Diane Smith made the motion to allow a variance if they redesign the structure where there is a carport for one of the spaces the second could then be inside the garage, Commissioner Scott Wilson seconded, Motion passed.

d. Architectural Review/ Ron Paiz/501 E Main street.

The north and west elevations as well as floor plans and a plat were presented as well as type of construction materials, Commissioner Richard Brown Made the motion to approve the design of the building, Commissioner Scott Wilson Seconded, Motion passed.

e. Conditional Use/Jaye Nickless/Smoking Gun BBQ/Operating on Krista Brandenburg's property at Golden Nugget/108 W. Main/During Special Events.

Jaye Nickless presented her plan to sell barbeque in front of the Golden Nugget gift shop during town wide special events, and other times when town is busy during the summer. Commissioner Diane Smith made a motion to grant the conditional use through November 1 2011 and that it not is restricted to only town wide special events, with the condition that the smoker did not interfere with pedestrian traffic. Commissioner Richard Brown Seconded, motion passed

5. OTHER

Commissioner Richard Brown asked if there was a public safety issue with Keith Hall's excavation. Administrator Edward Saint stated that there had been a concern several weeks ago with his mesh fence on the Buchanan Property line but there was now a chain link fence in place that was not being blown over by the winds.

Commissioner Richard Brown also asked if Mike Julian would need to come back another Conditional use permit if he ended up setting up his amusements, Administrator Edward Saint advised that since the permit was site specific for the Pioneer Lot when granted he would have to reapply to use the Fisher property

6. ADJOURNMENT