

**TOWN OF MANILA
PLANNING AND ZONING COMMISSION MEETING
MANILA TOWN OFFICE MEETING ROOM
MONDAY MARCH 7TH, 2016 AT 6:00 P.M.**

MINUTES

PRESENT: Layne Ferrin (Chairman), Tammy Twitchell (Vice Chairman), Melna Coleman, Bruce Wilson, Matt Tate (Building Inspector), and Marlena Connor (Secretary)

GUESTS: Wendy Hollinger, Dave Coombs (for Richard Ashton), Darrell Gardner, Gretchen Northcott, and Arnold Mutti.

MINUTES: Tammy Twitchell made a motion to approve the minutes from December 7th, 2015. Melna Coleman seconded the motion. All were in favor. The motion carried.

BUILDING INSPECTOR'S REPORT: Matt Tate (Building Inspector) gave a verbal report for the months of December, January, March, and February. The report consisted of: Plan checks, inspections, rough inspections, progress reports, compliance investigations, violation corrections & final inspections for December 6th, January 11th, 25th, February 8th, 11th, 22nd, 26th and March 7th.

NEW BUSINESS:

1. Wendy Hollinger/Change of Zoning-Combining of lots

Tammy Twitchell made a motion to recommend to Town Council to approve of the zoning change and combination of the lots. Bruce Wilson seconded the motion. All were in favor the motion carried.

2. Questions for the Planning Commission

The questions were:

1. Why does the town map have R-1-12 and the Planning & Zoning ordinance book does not?
2. Who owns the parking lot next to Scott's Trailer Haven and the school?

Tammy Twitchell made a motion to table the zoning questions until the commission has time to do further research on them. Melna Coleman seconded the motion. All were in favor. The motion carried.

3. Brian Nelson/SFD @ 296 N. 5TH E.

Tammy Twitchell made a motion to approve Brian Nelson's building permit with the exception of an address change.

4. Richard Ashton/Garage 262 E. Solomons Way

Richard Ashton wants to build a garage, but he will be far over the 35% property usage by being at 52.4%. David Coombs explained that everyone else on Solomons way have a garage and wouldn't mind if Richard Ashton built one too.

Tammy Twitchell made a motion to recommend sending this project to the Board of Adjustments to ask for a variance for a hardship. Melna Coleman seconded the motion. The motion carried.

5. Darrell Gardner/SFD 63 East Ridge Lane

Tammy Twitchell made a motion to approve the single family dwelling at 63 East Ridge Lane. Bruce Wilson seconded the motion. The motion carried.

6. Ron Raddon/SFD & Mobile Home 159 N. 2nd E.

Tammy Twitchell made a motion that Ron Raddon move his new home 25' off the back of the lot under the condition that he remove the pre 1976 trailer. Bruce Wilson seconded the motion. All were in favor. The motion carried.

OLD BUSINESS:

ADJOURNMENT: The meeting was adjourned at 8:03 P.M. by Layne Ferrin, Chairman.

Layne Ferrin (Chairman)

Marlena Connor (Secretary)