

Minutes
Planning and Zoning Commission
December 19, 2013 – 5:30 P.M.
Commission Chambers – City Offices
105 North Rose Avenue

Those Present: City Manager McCuistion, City Secretary Robertson, Fire Chief Bufkin, Calvin Chaney, Mike Matheson, Jesse Geron, Joyce Toland, Mike Hinyard, Julie Fore, Elaine Moore, Tom Cyprian

Those Absent: Sally Thompson, Linda Hill.

1. Call to order.

Jesse Geron at 5:30 P.M, a quorum was established.

2. Scheduled Agenda Items:

A. Request to approve amendment adding Conexes to Zoning Ordinance

Andy introduced Mike Matheson. Mike did a PowerPoint presentation on what Conexes are and how to be transported, handled and converted into homes and primarily the conditions and requirements contained in the amendment to the Zoning Ordinance.

Elaine Moore asked how you would make sure that they are going to be kept nice. Fire Chief Bufkin replied that when they are starting to look junky, they will get a citation. Mike replied with them being mobile like they are, if there does come a case where someone just really lets it go and the City obtains the property, we could just hook onto it with a truck and haul it across the scales.

Julie Fore asked what if someone wants one for just a storage shed. Fire Chief Bufkin stated it was done before they got here and nothing says that they can't. This is a new concept. Elaine Fore asked about where the containers come from or are they just not being used. Fire Chief Bufkin stated that more or less they are the ones that are being retired. Fire Chief Bufkin stated Bunker is making these; they are like little one bedroom efficiencies. They are about \$12,000 dollars. Julie Fore stated just the containers will cost you about \$3 to \$5 thousand. Mike Hinyard stated you don't have to worry about rats getting into it. Elaine Moore added dust or bugs.

Fire Chief Bufkin stated that a lot of people are using them as hunting cabins, job site trailers and stuff, and they fix them with restrooms and kitchen facility with water heaters.

Elaine Moore asked if we are going to let them build them like this (regarding a picture that had piers under the container). Fire Chief Bufkin stated that would be considered a permanent foundation. Chaney stated that it was all included on the building permit and

we won't actually let them turn the utilities on until everything meets our qualifications. Fire Chief Bufkin stated they don't require that much of a foundation because they are stout.

Calvin Chaney stated that there are a lot of communities and areas in our town that these would make a vast improvement. Fire Chief Bufkin stated that no one is going to just walk away from these like they do with the old houses falling down because you have value in these with just the steel alone. Jesse Geron stated the only problem he would have is continuously moving containers in, where they would have multiple. Fire Chief Bufkin answered they will only be allowed one family per lot, may have two or three containers. That would be something that we would have to keep an eye on. It is a form of low-income housing, but better alternative than some of the stuff that people are moving in here.

Mike Hinyard made a motion, seconded by Elaine Moore, to request to approve amendment adding Conexes to Zoning Ordinance. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Toland, Hinyard, Cyprian, Fore, Moore. Nays: None. Absent: Thompson, Hill.

4. Discussion Items.

None

5. Citizens Presentations.

None

6. Adjourn

Jesse Geron made a motion, seconded by Mike Hinyard, to adjourn the meeting. When the motion was put to vote, it prevailed as follows: Ayes: Geron, Toland, Hinyard, Cyprian, Fore, Moore. Nays: None. Absent: Thompson, Hill.

Meeting adjourned at 5:51 P.M.

Jesse Geron, Chairman

ATTEST:

Heather Robertson-Caraway, City Secretary