

1 **Mt. Pleasant City Planning Commission**
2 **MINUTES**
3 **January 19, 2010**

4 The Mt. Pleasant City Planning Commission held its regular meeting Tuesday, January 19, 2010 at
5 7:00 P.M. The meeting was held in the Mt. Pleasant City Council Room, 115 West Main, Mt.
6 Pleasant, Utah.

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8 **1. Welcome**

9 The Chairman welcomed everyone to the meeting. Justin continued as the Chairman for this meeting.
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11 **2. Roll Call**

12 Justin Atkinson Chairman, Stacy Goble, Richard Hight—excused, Elliott Lund, Kristy Mayo, Robyn
13 Munk, Secretary East.

14 Others Present: Mr. & Mrs. Swenson, Ed Henninger, Colby Mellor
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16 **3. Approval of Agenda Items**

17 **Motion** to approve the agenda as amended switching #5 to #6: Robyn Second: Elliott

18 Question on the Motion All Aye
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20 **4. Acceptance of Minutes**

21 **Motion** to accept the minutes of November 17, 2009: Elliott Second: Stacy

22 Question on the Motion All Aye
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24 **5. Completion of Conditional Use for Duplex**

25 The Planning Commission in their November 17, 2009 meeting had given tentative approval based
26 on Dale Lewis mailing letters to the neighbors within 300 feet of the property and completing the
27 zoning application prior to obtaining a building permit. Colby Mellor was present to represent Dale
28 he brought the copy of the plans that they are going to use to build the duplex. He did not know if
29 they had applied for the zoning permit. The Secretary said they had not applied as far as she knew.
30 There were several neighbors present to protest the building. Justin told them that as long as Dale met
31 the conditions and the rules for building a duplex on the lot the Planning Commission would not turn
32 down his request due to public clamor. He then asked if the citizens would like to address the group.
33 Ed Henninger said that he doesn't want the duplex there he is opposed to having a rental unit in the
34 middle of basically single family homes. He believes it would lower his property value. He said that
35 he is thinking of selling his home and he doesn't want the duplex there. He did request that Dale be
36 required to put up a six foot privacy fence between his lot and Dale's lot. Colby responded that in
37 other towns in Sanpete they had also had this request. They encountered difficulty complying with
38 the request because every neighbor wanted a different type of fence. He asked if Mr. Henninger
39 would be willing to pay half of the fence cost. Mr. Henninger did not answer that question. The board
40 was split with 3 against making them build a fence and 2 in favor of making Dale put in a fence. It

41 was determined that the fence would not be required. Justin asked the Swensons what their concerns
42 were they presented a letter with signatures from the neighbors that were against the duplex. Some
43 of the Planning Commission felt that the remodel they had done on the house on the adjacent property
44 was a huge improvement and this lot had old fence, junk buildings and trash so it would be an
45 improvement to clean it up and build something new. Dale will be allowed to proceed with getting
46 his zoning permit.

47 **6. Election of a new Chairman**

48 **Motion** to approve Robyn as new Chairman and Elliott as Vice Chairman: Stacy

49 Second: Kristy Question on the Motion All Aye

50 Review the minutes of last meeting for this one.

51 **7. Discussion of new manuals for the group and plans moving forward**

52 The group then discussed some of the things they would like to improve on as they move forward.
53 They want to require a Public Hearing on all duplex units built in Single Family neighborhoods. They
54 want to ensure that the people requesting to be put on the agenda have all of their paperwork
55 complete and the fees paid or they will not deal with them.

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57 **8. Adjourn 8:00 p.m.**

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Sally East, Secretary