

APPROVED MINUTES

DELTA COUNTY PLANNING COMMISSION MEETING
Delta County Service Center
Monday, June 3, 2024

- I. Call to Order. The meeting was called to order at 5:30 p.m.
- II. Pledge of Allegiance.
- III. Roll Call. Member(s) present: John Denholm, Amy Berglund, Charles Lawson, Matthew Jensen, and Kelli van Ginhoven. Absent: Curt Larsen and Clayton Harris.
- IV. Approval of the May 6, 2024 minutes.
Motion to approve with no corrections made by Charles Lawson and seconded by Amy Berglund.
Vote: Yes-5 No-0. Motion Carried.
- V. Approval of agenda.
Motion to approve with no corrections by Kelli van Ginhoven and seconded by Charles Lawson.
Vote: Yes-5 No-0. Motion Carried.
- VI. Public Comment. None
- VII. Acceptance of Clayton Harris resignation of Planning Commission Secretary.
Motion to accept by Kelli van Ginhoven and seconded by Amy Berglund.
Vote: Yes-5 No-0. Motion Carried.
- VIII. Appointment of new Planning Commission Secretary.
Motion to appoint Charles Lawson by Amy Berglund and seconded by Matt Jensen.
Vote: Yes-5 No-0. Motion Carried.
- IX. Declaration of Conflict of Interest. None
- X. New Business.
 1. **Case 1-24-PC MGI Leasing Inc/McCoy Construction & Forestry:** Presented by Zoning Administrator: property owners requesting to rezone from mixed C1/R3 to all C3, for construction of new facility to be used for sales & service for forestry equipment.
Public hearing opened:
Public hearing closed: 5:54 p.m.
Worksheet: It meets Ordinance requirements; location is appropriate for use; no effect on district; adjacent property owners' concerns heard; no environmental impact, and is not a spot zone.
Zoning Administrator's recommendation is to approve.
Motion to approve made by Charles Lawson and seconded by Amy Berglund.
Motion to add a condition of privacy fencing on the residential side made by John Denholm and

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seconded by Matt Jensen.

Roll Call:	John Denholm	Yes	Matt Jensen	Yes
	Amy Berglund	Yes	Kelli van Ginhoven	Yes
	Charles Lawson	Yes		

Vote: Yes-5 No-0. Motion Carried

- 2. **Case 2-24-PC Bittner, Dennis & Sally:** Presented by Zoning Administrator: property owner requesting to rezone from AG to RR & approve Conditional Use for reduced lot width of 230' for Northern most proposed split parcel

Public hearing opened: 6:06 p.m.

Public hearing closed: 6:26 p.m.

Worksheet: n/a

Motion to table case to next meeting pending appropriate signatures of all new property owners made by Kelli van Ginhoven and seconded by Amy Berglund.

Roll Call:	John Denholm	No	Matt Jensen	Yes
	Amy Berglund	Yes	Kelli van Ginhoven	Yes
	Charles Lawson	No		

Vote: Yes-3 No-2. Motion Carried

Request by Zoning Administrator that \$400 be waived for this case to be heard at next meeting. All in favor.

XI. Unfinished Business:

- 1. Master Plan: CUPPAD rep presented & explained Project Description & Scope of Work for the Delta County Master Plan Rewrite including cost.
- 2. Review PC Bylaws: Discussion to remain tabled or remove. No action.
- 3. Vacation Rentals: Discussion to remain tabled or remove.
Motion to remove from agenda made by Kelli van Ginhoven & seconded by Matt Jensen. All in favor. Motion Carried
- 4. LSR: Discussion to remain tabled or remove. No action.

XII. Correspondence.

- 1. Letter from City of Gladstone: Placed on file

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2. Letter from Bark River Township: Placed on file

XIII. Public Comment. Ray Fetting, Ford River Twp Planning Commission: recommended looking at MSU Extension Planning & Zoning knowledge info. MSU has virtual classes available too. Ford River is working on their Master Plan.

XIV. Board Member Comments. None.

XV. Adjournment.

Motion to adjourn at 7:22 p.m. made by Amy Berglund and seconded by Charles Lawson