

Town of Herman Planning Commission
8/23/10 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on August 23, 2010. Commission members present were Joe Thelen, Howie Schultz, Bert Grover, and Joe DeBaker. Bob Korth was absent. Lyle Grosskopf was also present.

Chairman Thelen called the meeting to order at 6:00 PM.

It was noted that the meeting had been properly posted at the Gresham Post Office, Leopold Post Office, Pederson's Bar, and the Town Hall.

Howie Schultz made a motion, seconded by Grover, to approve the minutes of the last meeting of the committee as e-mailed. Motion carried.

Chairman Thelen stated that the purpose of the meeting was to give DeBaker, who represents the Town on the Zoning Code Advisory Committee (ZCAC), guidance concerning the Town's position on the second half of the draft of the proposed zoning code. Thelen turned the meeting over to DeBaker to lead the discussion.

DeBaker went over his list of concerns about the proposed zoning code and solicited the opinions of the other members. The following items were covered:

1. Parking Lot standards – DeBaker expressed concern about the effect of the standards on churches or businesses located in “hamlets” where on street parking is the norm. The committee agreed that there should be some exemptions in hamlets.
2. Landscaping Standards – DeBaker stated that ZCAC had recommended that only “basic landscaping standards” be included in the zoning ordinance. It was unanimously agreed that the draft went way beyond “basic standards”.
3. Site Assessment Checklist – DeBaker expressed concern that the check list required the assistance of Planning and Zoning personnel to complete and it made a lot more sense to have them do the checklist. The committee agreed.
4. Erosion Control Standards – DeBaker felt that these standards did not make sense for residential development in an Agriculture Zoning District. The committee agreed unless steep slopes were involved.
5. Signage regulations – The committee felt that these regulations should be a separate ordinance.
6. Non-conforming structures – Joe Thelen expressed concern about the restrictions on doing roof or foundation maintenance on existing non-conforming buildings. The committee agreed that only changes in the building “footprint” should be regulated.

A general discussion of the direction of the zoning code followed. The consensus was that many of the standards being proposed went well beyond what is needed or wanted in an area that wants to preserve its “Rural Character”. The feeling among the commission members was that there would be serious consideration given to opting out of county zoning unless significant changes were made to the draft. DeBaker was encouraged to express these concerns at the next ZCAC meeting.

Motion to adjourn by DeBaker, seconded by Schultz. Meeting adjourned at 9:15 PM.

Joe DeBaker - Secretary