



Mona City
Planning & Zoning

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October 2, 2024 Planning and Zoning Meeting Minutes

Members Present: Chair Dennis Gardner
Commissioner Nate Cieslak
Commissioner Ed Newton
Commissioner Kevin Young
Commissioner Lynn Ingram (alternate)

Members Absent: Commissioner Mike Stringer

Councilmember(s) Present: none

Staff Present: Secretary Lori Henrie, Chad Phillips, Jonathan Jones

Others Present: Robert Brannin

Planning and Zoning Chair Dennis Gardner called the meeting to order at 7:30 p.m.

Approval of Minutes:

Chair Gardner requested feedback on the minutes from September 4, 2024. No further changes were needed for the minutes. Chair Gardner called for vote to accept the meeting minutes for September 4, 2024. Commissioner Newton made motion to approve the meeting minutes from September 4, 2024. Commissioner Cieslak second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Ingram: Aye
Commissioner Newton: Aye
Commissioner Stinger: absent
Commissioner Young: Aye

Robert Brannin – Accessory Building Permit – 574 S 400 W

Resident Robert Brannin would like to build a 3000 sqft accessory building on his property. Mr. Brannin acknowledged that his initial building plans were missing details regarding footers and stated that he would consult with an engineer to get those plans and resubmit them.

Mr. Brannin also expressed interest to install utilities in the new structure. Given the slope at

the rear of his lot, it would be difficult for the sewer to properly work and he asked if he could connect to the existing sewer line that runs east/west in the easement on the north side of his property.

Chair Gardner asked about the purpose of the structure. Mr. Brannin explained that it would primarily be for storage, but he would also like a space to wash up after working outside.

Chair Gardner noted that this would involve a new connection to the sewer, requiring Mr. Brannin to pay an impact fee and an additional monthly fee for a second connection. Commissioner Ingram inquired the depth of the main sewer line, to which Mr. Phillips responded that it is approximately 15-16 feet deep. He added that installing the line would not pose a problem, but a contractor would need to perform the work, which must be inspected by the city before being covered. Water would be supplied from Mr. Brannin's home line.

Chair Gardner informed Mr. Brannin about Mona City's requirements for constructing an accessory structure with utilities. He indicated that Mr. Brannin would need to sign a document acknowledging his understanding of these requirements once approved.

Commissioner Ingram also asked about electrical and gas being run to the structure. Secretary Henrie noted that the permit application was for a small ceiling mount furnace, about 200,000 BTU's. Mr. Phillips stated that they will evaluate the total load to ensure the meter is adequate and would work with Mr. Brannin in the process.

Chair Gardner called for vote to approve the Accessory Building Permit at 574 S 400 W with conditions that he will provide the city with drawings of the footings. Commissioner Young made motion to approve the accessory building with the conditions of providing the footer plans. Commissioner Newton second the motion. The roll call vote was as follows:

Commissioner Cieslak: Aye
Commissioner Ingram: Aye
Commissioner Newton: Aye
Commissioner Stringer: absent
Commissioner Young: Aye

Troy & Roanne Park – Accessory Building – 451 S 200 E

The Parks would like to build a 1200 sqft accessory building on their property. However, they've faced delays in getting the plans submitted for approval due to weather issues in Florida, where they are purchasing the structure. In the meantime, they would like to check with the commission to confirm that the proposed location for the building is acceptable, allowing them to potentially start the excavation process before the local seasons change. The commission wants to verify the required setbacks and the Parks' plans for utilities before excavation can begin.

Public Comment

No comments from the public were made.

Adjournment

Chair Gardner called for vote to adjourn the planning and zoning meeting at 7:50 p.m. Commissioner Newton made a motion to adjourn the meeting. Commissioner Young second the motion. The roll call vote to adjourn the meeting at 8:25 p.m. was as follows:

Commissioner Cieslak: Aye
Commissioner Ingram: Aye
Commissioner Newton: Aye
Commissioner Stringer: absent
Commissioner Young: Aye

Dennis Gardner
Planning & Zoning Chair

Lori Henrie
Planning & Zoning Secretary