



Mona City – Planning and Zoning

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Planning and Zoning Work Session
Wednesday, October 5, 2022
7:00 pm (City Council Room, 20 W. Center St.)

Commission Members In attendance: Chair Dennis Gardner, Steve Ewing, Ed Newton, Mike Stringer, Kevin Young

City Council Member(s) Present: Ron Warren

Others in attendance: Secretary Lori Henrie

Chair Dennis Gardner called the meeting to order at 6:56 p.m.

The work session was called to discuss agricultural buildings and requiring subdivisions to install sidewalks at the time of development.

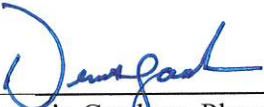
It has been four years since the residents of Mona have been surveyed regarding the needs of sidewalks in the City. Over the last few Planning & Zoning meetings, the commissioners have considered and discussed what the needs for the City are. While the commissioners don't want to pursue sidewalks at this time, Mona City Councilmember Amy Stanley asked the commission to approve a new survey to be sent out to city residents. Secretary Henrie drafted a new survey for review. Please see exhibit 1 in documentation for drafted survey.

Chair Gardner asked for comment from the commissioners. Commissioner Young recommended that if a survey were to be sent out, the preferred method would be through mail rather than a survey over social media so that it would reach more of the residents of the community. Chair Gardner also recommended putting a notice in the City newsletter. The survey was approved and will go to City Council before being mailed. (See attached

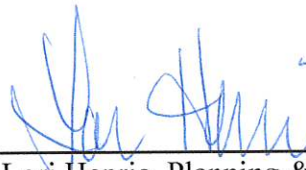
The next item discussed was agricultural buildings within city limits. There is a complaint about a resident who has installed an agricultural building without proper permitting through the city. While pole barns and sheds are allowed within the city, agricultural buildings are not. Apparent misinformation from the city inspector was given to the resident but the resident never contacted the city to verify. Commissioner Newton said, "that's where his mistake was by not coming to get a building permit in the first place". This same resident has also installed an outbuilding that was previously approved to be a shop and garage for his son-in-law to run his business from. Since the approval, the plans for that building changed without properly talking with Planning & Zoning and now the resident is living in it which is also a violation of city code. Secretary Henrie showed the commissioners a letter that was drafted to the resident to sign that there wouldn't be plans of living in this structure. It was signed March of 2021. There are utilities hooked up to the structure which is being run from the main residence. Commissioner Young mentioned that if the resident was using the structure for the original intention, having the water line run to it wouldn't have been an issue with the city. Commissioner Stringer stated that there should be repercussions for living in the one structure and repercussions for building a structure that wasn't permitted. Chair Gardner expressed the difficulties for the city to enforce rules where there isn't a code enforcement officer to enforce them.

Chair Gardner called to close the work session at 7:20 p.m. Commissioner made motion to close the work session. Commissioner second the motion. Roll call vote was as follows:

Commissioner Ewing: Aye
Commissioner Stringer: Aye
Commissioner Newton: Aye
Commissioner Young: Aye



Dennis Gardner, Planning & Zoning Chair



Lori Henrie, Planning & Zoning Secretary

***technical difficulties, the recording cut off prior to the close of the meeting.