

CITY OF KREBS  
PLANNING AND ZONING MEETING MINUTES  
MARCH 5, 2024

1. MEETING CALLED TO ORDER- by Chairman Mark Moy

2. ROLL CALL- by Chairman Moy

Richard Cotton- present                      Dana DeFrange- present

James Garigin- present                      Larry Coxsey- present

3. DISCUSS AND ACT TO APPROVE/DISAPPROVE THE MINUTES OF THE FEBRUARY 6, 2024 PLANNING & ZONING MEETING

Chairman Moy asked for a motion

[James Garigin makes a motion to approve the February 6, 2024 minutes.](#) Larry Coxsey seconds.

Chairman Moy calls for a vote. Larry Coxsey- yes, James Garigin- yes, Dana DeFrange- yes. Mark Moy- yes. [Motion passed](#)

4. BUSINESS PREVIOUSLY DISCUSSED- NONE

5. BUSINESS NOT PREVIOUSLY DISCUSSED

A. DISCUSSION OF CONDITION OF, AND POSSIBLE SOLUTIONS TO THE CONDITION OF THE NORTH PART OF NW MARIANO STREET NORTH OF DEGIACOMO CIRCLE. THIS STREET HAD CONCRETE DITCHES THAT WERE TAKEN OUT BY THE CITY SEVERAL YEARS AGO, DUE TO BEING DAMAGED BY GARBAGE TRUCKS. TIN HORNS WERE PUT IN. THE EDGES OF THE ROAD ARE IN POOR CONDITION.

Chairman Moy asks for explanation of what resident is wanting the planning and zoning to do about streets and ditches.

Larry Coxsey states he has the same question

Chairman Moy states this needs to go to the engineer, and street department. Chairman Moy states we should not be doing that kind of stuff.

Larry Coxsey states he went and looked at road, and questions whether the road would even be wide enough for curb, and gutter, because it cannot be widened any, or if they redo the concrete ditches if that would be sufficient. Larry Coxsey states, once the engineer looks at it, he should be able to figure it all out.

Chairman Moy states this should not be on our agenda.

Richard Cotton states we should not even be discussing this.

[Larry Coxsey makes a motion to send this to the city engineer and street department.](#) James Garigin seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, Larry Coxsey- yes, James Garigin- yes. Mark Moy- yes. [Motion passed.](#)

B. DISCUSS AND ACT TO RECOMMEND/NOT RECOMMEND TEARING DOWN EXISTING HOUSE AND BUILD TWO (2) DUPLEXES AT 110 NW 3<sup>RD</sup> STREET. NE CORNER OF NW 3<sup>RD</sup> AND JACKSON.

Chairman Moy states we do not need to give you permission to tear the house down, all we want you to do is cap off the sewer and water.

Colby Stubblebean states that 811 advised that when they tear that place down, they would like one of their people on the job to make sure the electricity, and sewer etc. is all disconnected.

Colby states one of the big trees on the property is at the water meter. He states they have an estimate to clear the lot, but is concerned about taking the trees out with the water meter at the base of the tree. There are some lines, Colby states, he does not know if it is phone lines or electric lines that run through the trees.

James Garigin asked who had lived at that location

Chairman Moy states it is Charlette and Homers Cantrells old home place.

Colby states he did not know for sure who to address about the lines.

Chairman Moy states, Colby will have to do most of that himself. Chairman Moy states I am sure the electricity is disconnected, but you will have to notify all of the utilities, and have it flagged.

Colby states his other question is, there are two wells on that existing property they want to fill in.

Chairman Moy states have at it.

James Garigin states good luck, he has been filling his well for the past 30 years because it keeps washing out.

Colby states the construction company just wanted to make sure. Colby states in the alley way there is a set of trees. Colby asks if he can take them out.

Chairman Moy asked what does the neighbor say? That's going to be over on him too.

Colby states it's on this side of the alleyway

Chairman Moy asked if it is on his side of the alleyway

Larry Coxsey states on the easement itself, but it's on your (Colby's) side of the easement. Larry Coxsey asks what this area is zoned.

Chairman Moy states it is zoned R-1. Chairman Moy states you are going to have to petition that to change the zoning to R-2.

Leah Wiseman asked what R-1 means

Chairman Moy states R-1 is residential 1 no multiple family, and what you are wanting to put in is multi family. Chairman Moy states the normal rule is to send out notification to the property owners within 300 feet of this property, of your intent. You will pay for the certified letters, but the city clerk will send it out. Chairman Moy states whatever the bill is for that, you will owe. Chairman Moy states the planning and zoning commission will have to consider what those property owners say.

Larry Coxsey states there is a list, the city clerk, Cindy is getting together for people wanting property rezoned. Larry Coxsey states we are getting a list compiled to tell you what you need. You will need a certified survey of the property, and engineer stamped drawing of what you are wanting to put in there, where it's going to be within your survey

Chairman Moy states, to Colby you, kind of have it here, (survey/blueprint) I just got these plans this evening. There are some more things you need to do, some things other than what is on here.

Chairman Moy states if you are going to put in two duplexes you will need more parking spaces.

What you have on showing is four parking spots for each one. Chairman Moy states, that is not enough.

Colby states he has accesses off of 3<sup>rd</sup> street that runs east, and west, but he did not know about gaining access off Jackson, putting curbs and tin horns in to get into the duplexes on the Jackson side.

Chairman Moy states, you have most of this, but there are some things we will tell you. Tin horns have to be a minimum of 12 inches.

Larry Coxsey asks that since it's going to be a duplex, if it is all connecting you have to have a fire wall between the two. Larry states the state fire marshal may be the ones to ok the building permits.

Chairman Moy states what we have to do first is get it rezoned.

*At this time the members of the planning & zoning board look over the plans that were presented.*

Chairman Moy states the plans don't have any measurements on them.

*The board discusses set back requirements and other measurements.*

Larry Coxsey states the first step is to get it rezoned.

Chairman Moy states the mail out will take thirty days or more.

Colby states whatever we have to do to make it right.

Chairman Moy states, when we get that done, then we will need more details on the legal survey.

Richard Cotton states he does not have to have an ALTA survey, but will have to have a survey with a surveyor stamp on it.

Chairman Moy states let's get the ball rolling to get it rezoned first.

Chairman Moy asked if there were any more questions.

Colby states not until they get it rezoned.

Chairman Moy states that they can tear it down any time they want to, and if they need the city to do something on the water meter, they can send a crew over to pull it, or whatever is needed until they get the trees out.

Colby states he will call the power company about the three trees that the lines run through.

Chairman Moy asks if they were electrical, because they usually cut the limbs.

Colby said he is not sure, they have been there forever

Chairman Moy states if its cable TV or phone they don't care. Chairman Moy states, Colby can call all three of those utilities to come look at them. Chairman Moy states that Colby is going to have to fill in the cellar too.

Colby states the big tree is going under the house into the basement walls.

Colby asks if he needs a permit to tear down the structure.

Chairman Moy states no permit is needed in Krebs.

Chairman Moy asks for a motion.

[Larry Coxsey makes a motion of recommendation to proceed with rezoning process.](#) Dana DeFrange seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, Larry Coxsey- yes, James Garigin- yes, Mark Moy- yes. [Motion passed as amended.](#)

6. COMMENTS FROM PLANNING AND ZONING COMMISSION- None

7. ADJOURN- Chairman Moy asks for a motion.

[James Garigin makes a motion to adjourn.](#) Dana DeFrange seconds. Chairman Moy calls for a vote. Dana DeFrange- yes, James Garigin- yes, Larry Coxsey- yes, Mark Moy- yes. [Motion to adjourn passed.](#)