

Halliday Zoning Board  
December 28, 2020  
Halliday City Hall  
5:00 PM

President Klopp called the meeting to order at 5:15 PM

Members present were President Klopp, Directors Gietzen, Kuntz and Kindrix. Also, present Secretary Michele Kuntz, and Charles Hankins also Matt Lower and Brent Moore via Teams.

Director Kuntz made a motion to close the agenda, seconded by Director Gietzen. M/C

Director Gietzen made a motion to approve the July 6, 2020 meeting minutes, seconded by Director Kuntz. M/C

**New Business**

Directors reviewed Selle Commercial Subdivision 1 preliminary plat.

Matt Lower and Brent Moore discussed their role as the city planner when reviewing the application. Mr. Lower and Mr. Moore spoke to the Directors about their review of the plat and pointed out where the plat did not meet requirements of section 5.3 of Halliday Zoning Ordinance.

Three items found in section 5.3 were discussed at length, 1) the requirement of a 120 ft. diameter for a turnaround, 2) The need to show utility easements of at least ten feet wide on corner lots block 1 lot 1 & 2 block 2 lot 1, and 3) the City's requirements for infrastructure in commercial subdivisions.

The Planners also discussed with the Directors the options regarding the approval or denial of the plat.

Director Kindrix motioned to approve the Preliminary Plat for Selles Commercial Subdivision 1 on the condition that the final plat submission as outlined in section 5.3 of the zoning ordinance are followed, seconded by Director Kuntz. All voted aye motion carried.

Director Kindrix motioned to approve building permit 2020-04 Last Chance Ranch Steakhouse LLC, seconded by Director Gietzen. All voted aye motion carried.

Director Gietzen motioned to adjourn meeting, seconded by Director Kindrix. M/C

Minutes are subject to revisions and approval.

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Michele Kuntz Rec. Sec.

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Carolyn Klopp Zoning President