

Municipal Planning Commission

January 24, 2024 Minutes

The Municipal Planning Commission meeting was held at the Glenwood Community Hall on January 24, 2024 commencing at 5:00 PM.

In attendance: Chairman Mark Peterson, and Municipal Planning Commission Members Wade Davies, David Rolfson, Brian Wickhorst and Doral Lybbert present.

Officials: Development Officer Cynthia Vizzutti present.

<u>Call to Order</u>	Chairman Peterson called the meeting to order at 5:00 p.m.
<u>Agenda Adoption</u> <u>2024.01.24.01</u>	Moved by Brian Wickhorst the agenda be adopted. Carried.
<u>Minutes of</u> <u>November 8, 2023</u> <u>2024.01.24.02</u>	Moved by David Rolfson to approve the Minutes of the Municipal Planning Commission of November 8, 2023. Carried.
<u>Application No.</u> <u>2024.DA.002 –</u> <u>Marty Trim</u> Application for the placement of shipping containers	Development Officer Vizzutti read the development application of Heartland Microgreens, Marty Trim for the temporary placement of two shipping containers on the property located on Lot 2, Block 13, Plan 1222AY, Street address 4 th Avenue N.W. in the Village of Glenwood, under Land Use Bylaw 192-2019. Development Officer Vizzutti placed the following into the record: <ol style="list-style-type: none">1. Development application;2. List of uses for the shipping containers;3. Map showing names and locations of adjacent landowners who were provided with written notice of the application;4. Site drawing showing placement of shipping containers and drainage directions;5. Photographs of the shipping containers6. Copy of Section 6 of Land Use bylaw 192-2019 as it applies to shipping containers7. Copy of Time Extension Agreement. Mr. Trim explained the shipping containers will be used to store building materials on the site to be used for the construction of a house. MP CV

Mr. Paul Clark entered the meeting at 5:10pm.
Mr. Clarke informed the Municipal Planning Commission he has no concerns regarding the application and he does not have an objection to the application.

Chairman Peterson asked for any further information or comments from the applicant or the gallery. There was none.

Closed Session
2024.01.24.03

Moved by Chairman Peterson to move to Closed Session at 5:20 p.m.
Carried.


Closed Session
2024.01.24.04

Moved by Doral Lybbert to move out of Closed Session at 6:10 p.m.
Carried

Resolution
2024.DA.002
2024.01.24.05

Moved by Chairman Peterson that Development Application 2024.DA.002 be approved with the following conditions:

1. That any outstanding permit fees owing be paid in full before the commencement of the placement of two shipping containers;
2. That the placement of the two shipping containers as shown in the photographs shall be set back in accordance with the minimum setbacks required under Section 3.1 of the Land Use Bylaw, as those setbacks required for an accessory building and shall not encumber any underground services including but not limited to water, sewer, or electrical conduit, as described in the documents provided to the Village of Glenwood, in the residential development application submitted on September 20, 2023;
3. The applicant/developer must contact Alberta 1st Call (1-800-242-3477) to locate any utility lines prior to placement of the two shipping containers, if the underground services referred to in Condition 2 cannot be verified, by the owner;
4. The development must be implemented in conjunction with the existing landscaping grades of the neighbouring lots. All drainage must either be retained on the property or flow to street side. The developer is responsible for implementing a drainage plan to deal with the drainage issues that will or may arise from this development;
5. The two shipping containers must be placed on a flat surface to prevent any sagging, sinking or tipping;
6. The two shipping containers must be painted a neutral color and maintained in a neat and tidy appearance, and

MP 

7. The two shipping containers must be removed from the property on or before August 24, 2025, unless a development permit to extend the date of removal or the two shipping containers has been approved prior to August 24, 2025.

Carried.

Adjournment
2024.01.24.06

Moved by Chairman Peterson to adjourn the meeting at 6:20 p.m.

Carried



Mark Peterson, Chairman



Cynthia Vizzutti, Development Officer/CAO