

Planning Commission Meeting

**Levan Town Hall,
April 2, 2025, 7PM
Meeting minutes**

**In attendance: Planning Commissioner Conner Lunt, Planning Chairman Nate Washer
Council member/Planning Alternate Rachel Goates
Town Clerk Christine Carrigan
Meeting Recorder Chantal Rowley
Attendees: Carol Bennett**

Opening Business

The meeting was called to order by Commissioners Nathan Washer at 7:00 PM. Jesse Carter was absent and excused. A prayer was offered by Rachel Goates, expressing gratitude for the opportunity to handle town business and asking for guidance in making good decisions. The prayer also included a blessing for the mayor's recovery and appreciation for the community. Pledge of Allegiance was led by Conner Lunt.

Action/Discussion Items

Approval of past Minutes

The commission reviewed and approved the minutes from two previous meetings: the February 5, 2025 Regular Planning Meeting and the February 5, 2025 Public Hearing.

Rachel Goates made a motion to approve the minutes from the February 5, 2025 Planning Commission Meeting and Public Hearing. Conner Lunt seconded the motion. The motion passed unanimously.

Permit Applications

New House – C. Van Ausdal

The commission reviewed the plans for C. Van Ausdal's new house. The plans included details of the property layout, including setbacks and a gravel drive. The commission noted that the setbacks met the required distances: 25 feet from the back, 30 feet from the side, with 22 feet allowed for the porch. The wastewater system was already approved.

Rachel Goates made a motion to approve the plans for C. Van Ausdal's new house. Conner Lunt seconded the motion. The motion passed unanimously.

New House – C. Messersmith

The commission reviewed the plans for C. Messersmith's new house at 155 West 400 South. It was noted that the wastewater application and county plot map were not yet available. The commission discussed the setbacks, with the requirement being 30 feet from the front street and 15 feet from the side. The west side of the property was expected to have 25 to 30 feet of setback. The plans were already approved by the inspector.

Conner Lunt made a motion to approve the building permit for C. Messersmith, pending a current plot map with correct setbacks and wastewater approval. Rachel Goates seconded the motion. The motion passed unanimously.

Reports

Office issued permits

The clerk reported on three permits issued by the office:

- Reroof for C. Carrigan

- Electric Service for J&H Schubert, which was for a generator installation that required inspection
- Permit Extension for G. Rowley, who requested an extension due to a contract falling through. It was noted that they have 180 days to reach out for an extension, and they are still planning to build but are in the process of selling their current house. Per ordinance, the extension is approved.

The meeting was then adjourned.

Conner Lunt made a motion to adjourn the meeting. Rachel Goates seconded the motion. The motion passed unanimously.

Meeting adjourned at 7:17 PM

Christine Carrigan, Clerk