

PLANNING COMMISSION

December 2, 2013

The December 2, 2013 Planning Commission meeting was called to order at 6:45 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Binau, Evie Hall-Case, and Jordan Treadway. Nancy Johnson was absent.

Others present included: Kenneth McMillan, Zoning Inspector; Chad Smith; and Sarah Bennett, Clerk.

The minutes of the November 4, 2013 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. McMillan presented the following statement, "It has been brought to the attention of the City that the property at 521 Kroger Dr. presently owned by Rachael (Harding) Schryer has a zoning designation of Limited Manufacturing. Upon further review of the zoning in this area, it was discovered that there are three properties that are presently zoned Limited Manufacturing, but have always been residential properties. Residential use is not allowed in Limited Manufacturing zones. Believing this to be an error in the drawing of the zoning maps and not the intended zoning for these lots, the City is requesting a zoning amendment to change the zoning to indicate Residential 2 R2 for the three affected lots. R2 is and always has been the usage for these lots." It was noted that the other two (2) properties presently zoned Limited Manufacturing are located at 525 Kroger Drive, owned by Daniel and Karen Lee, and 735 Kroger Drive, owned by Patricia Fintel.

A motion was made by Mrs. Binau, seconded by Mrs. Treadway, to proceed with a public hearing for a zoning amendments for the three properties located on Kroger Drive that are presently zoned Limited Manufacturing. Upon Roll Call, all members voted as follows:

Mr. Washburn	-	Abstain
Mrs. Binau	-	Yes
Mrs. Hall-Case	-	Yes
Mrs. Treadway	-	Yes

The Chairman declared the motion carried by a 3-0-1 vote.

Planning Commission members reviewed a lot split request from Mr. Charles McCarthy to split three (3) tracts located north of River's Edge Subdivision with these tracts to be transferred to Joel and Susan Smith for the possible construction of a new residence. Tract 1 is the driveway to access the other properties and is 1.952 acres, Tract 2 is 6.276 acres and is located to the south of Tract 3, and Tract 3 is 3.870 acres located to the north. Tracts 1 and 2 are owned by C.S. McCarthy Land Co., LLC, and Tract 3 is owned by The C.H. McCarthy Corp.

A motion was made by Mrs. Treadway, seconded by Mrs. Hall-Case, to approve the lot split application from Mr. Charles McCarthy for three (3) tracts of land located north of River's Edge Subdivision as requested. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Ms. Therese Barron, 336 North Eighth Street, to replace her existing 24' x 22' attached garage with a 36' x 30' attached garage to maintain a 5' setback from the side property line to the south and also a 5' setback from the adjacent neighbor's garage to the south which is located on the property line. Mr. McMillan indicated that the City's zoning regulations require the buildings to be at least 8' apart, therefore a variance is required.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to have Ms. Thesese Barron apply for a variance with the Board of Zoning Appeals for her garage request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

There being no further business, the Chairman declared the meeting adjourned.

Sarah J. Bennett, Clerk

Scott Washburn, Chairman