

PLANNING COMMISSION

November 4, 2013

The November 4, 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, and Evie Hall-Case. Nancy Johnson and Jordan Treadway were absent.

Others present included: Kenneth McMillan, Zoning Inspector; Bob Blocksom; and Sarah Bennett, Clerk.

The minutes of the October 7, 2013 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a request for two lot splits from Attorney Linden Beck on behalf of Steve and Lena Mawer, 505 South Sandusky Avenue. The lots splits are for two tracts being: Tract 1 – a .009 acre tract measuring 2.5'w x 163'd, and Tract 2 – a .003 acre tract measuring 2.5'w x 116.67'd. The lot splits would correct encroachments of a concrete curb (Tract 1) and a garage (Tract 2) onto the property belonging to the neighbors to the south being Lawrence and Patricia Niederkohr, 513 South Sandusky Avenue.

A motion was made by Mrs. Binau, seconded by Mrs. Hall-Case, to approve the lot split requests of Steve and Lena Mawer, 505 South Sandusky Avenue, as requested. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members also reviewed a lot split request from the Bowen Family for the sale of a 4 acre parcel, being 274.41'w x 635'd, to G & B Group (Custom Ag), located at 1289 North Warpole Street. The 4 acre parcel to be split is located to the south and adjacent to the property owned by the G & B Group. Mr. McMillan stated that an 8,400 square foot addition to the existing Custom Ag business is being planned for this property.

A motion was made by Mrs. Binau, seconded by Mrs. Hall-Case, to approve the lot split request from the Bowen Family as requested. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members also reviewed a request from Mr. Andrew Crow for the construction of three duplexes (six living units) within Butterfly Land Development. It was noted that there are four existing duplexes (eight living units) within Butterfly Land Development and the existing and proposed duplexes are considered to be located on one lot with the approximate 175' of lot frontage being on Butterfly Drive. Mr. McMillan indicated that 20' of frontage is required for each living unit, therefore a variance is required for approval.

A motion was made by Mrs. Hall-Case, seconded by Mrs. Binau, to have Mr. Crow apply for a variance with the Board of Zoning Appeals for his request to construct three duplexes within Butterfly Land Development. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan reported that nine building permits were obtained this year for new homes to be constructed within the City.

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

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Sarah J. Bennett, Clerk

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Scott Washburn, Chairman