

PLANNING COMMISSION

May 7, 2018

The May 7, 2018 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, Nancy Johnson, and Jordan Treadway. Marc Mays was absent.

Others present included: Dave Westbrook, Zoning Inspector; Don Spiegel; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the April 2, 2018 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a lot split request from New Haven Investment, LLC to split the lot located on Pine Ridge Lane, having no current address, and adding 50' of width to the lot immediately east, being Lot 3 of Phase 2 of River's Edge Subdivision, to accommodate the construction of a ranch home on this lot and comply with the City's required setbacks. The lot to be split and added to Lot 3 would be 50' wide x 120' deep, with a total lot area of 0.138 acres.

A motion was made by Mrs. Johnson, seconded by Mrs. Treadway, to approve the lot split request from New Haven Investment, LLC as presented. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Mr. Don Spiegel for the installation of a 6' high privacy fence in the rear yard of his rental property located at 320 South Sandusky Avenue to maintain a 5' setbacks from the rear property line to the west and the side property lines to the north and south. Mr. Westbrook indicated that the City's zoning regulations require a privacy fences to maintain a 10' setback from any property line, therefore requiring a variance for this request.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to have Mr. Spiegel apply for a variance with the Board of Zoning Appeals for his privacy fence request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Mr. Gary Patterson, 503 North Fifth Street, to replace his existing 6' high privacy fence with a new 6' high privacy fence to be installed in the same location as his existing fence being 1' from the side property line to the south. Mr. Westbrook indicated that the City's zoning regulations require privacy fences to maintain a 10' setback from any property line, therefore requiring a variance for this request.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to have Mr. Patterson apply for a variance with the Board of Zoning Appeals for his privacy fence request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Mr. Edgar Camacho, 385 West Bigelow Street, to remove his single wide mobile home and install a 27.5' x 60' double wide manufactured home to be set on a cement block foundation. The proposed setback for the new home will be 25' from the front property line to the west and 14' from the rear property line to the east. Mr. Westbrook indicated that the City's zoning regulations require a 35' front yard setback and a 25' rear yard setback, therefore requiring a variance for this request.

A motion was made by Mrs. Johnson, seconded by Mrs. Binau, to have Mr. Camacho apply for a variance with the Board of Zoning Appeals for his new home request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

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