

PLANNING COMMISSION

November 2, 2020

The November 2, 2020 Planning Commission meeting was called to order at 6:45 p.m. in Council Chambers by Kyle McColly, Chairman. Planning Commission members present were Kyle McColly, Sara Lou Binau, Nancy Johnson, and John Walker. Jordan Treadway was absent.

Others present included: Dave Westbrook, Zoning Inspector; and Sarah Bennett, Clerk.

The minutes of the October 5, 2020 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a request from Mr. Drew Rall, 801 Pleasant View, for the construction of a 40' x 64' detached building to stand 23' in height and be located 50' from the front property line to the north. It was noted that this lot is approximately 6.69 acres but due to it being a corner lot it has to comply with double frontage regulations. Mr. Westbrook indicated that the proposed building conflicts with Section 1123.02(a) and Section 1123.02(g) of the City's Zoning and Building Regulations because of the proposed location not being in the rear yard and exceeding the 14' height restriction in a Residential 2 (R2) District, therefore a variance is required.

A motion was made by Mr. Walker, seconded by Mrs. Binau, to have Mr. Drew Rall apply for a variance with the Board of Zoning Appeals for his proposed detached building. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Ms. Jackie Wilson, 212 North Fourth Street, for the installation of a 6' high privacy wood fence in the rear yard of her property to maintain a 3' setback from the side property lines to the north and south. Mr. Westbrook stated that the proposed fence conflicts with Section 1133.02(d) of the City's Zoning and Building Regulations requiring a 10' setback, therefore a variance is required.

A motion was made by Mrs. Johnson, seconded by Mrs. Binau, to have Ms. Jackie Wilson apply for a variance with the Board of Zoning Appeals for her proposed privacy fence. Upon Roll Call, 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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Kyle McColly, Chairman