

PLANNING COMMISSION  
APRIL 4, 2016

The April 4<sup>th</sup>, 2016 Planning Commission meeting was called to order in Council Chambers by Scott D. Washburn, Chairman. Planning Commission members present were Mayor Scott D. Washburn, Bob Blocksom, Sara Lou Binau, and Jordan Treadway. Nancy Johnson was absent.

Others present included: David Westbrook, Zoning Inspector; and Linda K. Stansbery, Acting Clerk.

The minutes of the March 7<sup>th</sup>, 2016 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

The minutes of the March 7<sup>th</sup>, 2016 Planning Commission Public Hearing, having been mailed to each Planning Commission member, were approved as received.

Mr. Dave Westbrook, Zoning Inspector, reported that Katja Lawrence of 501 North 8<sup>th</sup> Street would like to install a 6' high privacy fence on her property. This fence would be 2' from the north property line and 4' from the south property line.

Mr. Westbrook noted that a variance would be required per Ordinance #1133.20 which states that solid fences or walls may be used to surround rear patios and courtyards providing they are 10' or more from any lot line, and 6' or less in height.

A motion was made by Mrs. Jordan Treadway, seconded by Mrs. Sara Lou Binau, to recommend that Katja Lawrence apply for a variance before the Board of Zoning Appeals to install a 6' high privacy fence on her property. This fence would be 2' from the north property line and 4' from the south property line which violates Ordinance #1133.20. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. Westbrook further reported that Mr. Jeffrey Schwilk has requested to construct a 30'X48' detached accessory building with a height of 17' high. Mr. Schwilk will be removing his existing garage and storage shed. It was noted that this would violate Ordinance #1123.02(g) which states an accessory building may not exceed fourteen (14) feet in height in a residential district.

A motion was made by Mrs. Jordan Treadway, seconded by Mr. Bob Blocksom, to recommend that Mr. Jeffrey Schwilk apply for a variance before the Board of Zoning Appeals to construct a 30'X48' detached accessory building with a height of 17' high which violates Ordinance #1123.02(g) which states an accessory building may not exceed fourteen (14) feet in height in a residential district. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Discussion was held concerning the possibility of updating current zoning regulations for frequent variance issues. The Planning Commission members will prepare a list of frequent outdated regulations.

There being no further business, the meeting was adjourned.

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Linda K. Stansbery, Acting Clerk

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Scott D. Washburn, Chairman