

PLANNING COMMISSION

October 1, 2018

The October 1, 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, Marc Mays, Sara Lou Binau, and Jordan Treadway. Nancy Johnson was absent.

Others present included: Dave Westbrook, Zoning Inspector; Don O'Flaherty, New Haven Investment; Kay O'Flaherty, New Haven Investment; Janice Rish; Erin Smith; Mike Smith; Rob McClure; Bill Aubry; Don Spiegel; Bill Thornton; John Walker; Rick Roberts; Kenneth Wessler; Evelyn Swerline; Eileen Vorst; Mary Kottyan; Glenna Brison; Katherine Hull; Betsy Corfman; Todd Dilley; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the September 4, 2018 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mrs. Erin Smith, 102 Pine Ridge Lane, addressed the Planning Commission indicating that she has a special needs child and she lives next to the property at 104 Pine Ridge Lane owned by the Gilmores. Mrs. Smith expressed her concerns about the proposed accessory building the Gilmores plan to build and the possibility of her child wandering onto the Gilmore property. Mrs. Smith requested the Planning Commission review the City's zoning regulations.

Mrs. Janice Rish addressed the Planning Commission and presented a petition from some of the residents of River's Edge Subdivision objecting to the construction of a pole building by Deb and Kevin Gilmore at 104 Pine Ridge Lane and requesting any building permit for the Gilmores be tabled until the City's zoning regulations are reviewed. Mrs. Rish questioned whether the City has a zoning lawyer and whether Mr. Westbrook has access to a zoning lawyer. Mrs. Rish also indicated that the definition of "attached" is not included in the City's zoning regulations.

Mrs. Kay O'Flaherty addressed the Planning Commission and read a letter from Mr. Bill Gillen Jr., 107 Pine Ridge Lane, requesting the City's zoning regulations be reviewed and permits be tabled until this review is completed. Mrs. O'Flaherty indicated that when development began on Pheasant Run, the stub street off of River's Edge Lane, no deed restrictions were put in place and when Realtor Monica Bess sold Lot 3 at 104 Pine Ridge Lane to the Gilmores there were no deed restrictions included and it was not written in the contract for New Haven Investment to be the builder. Mrs. O'Flaherty indicated that a six car garage is being planned for this property along with a large accessory pole building. Mrs. O'Flaherty indicated that if the accessory building is built to look like the house that will also be built and if the accessory building is attached to the house in a substantial way the current issues with this property will not be a problem.

Mr. Mays volunteered to serve on a subcommittee to review the City's zoning regulations. Mayor Washburn indicated that the City will soon begin the process to review these regulations.

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