

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

6/23/15 6:00 P.M.

Present: Ron Welder, Joel Amandus, Ed Delaney, Lyle Brown, (via phone) Larry Wright,
Absent: Neal Boeding
Staff: Doug Krogmeier, Emily Britton, Council Liaison Kevin Rink
Visitors: City Manager David Varley, Councilman Rusty Andrews, Bob Manka, Bill
Streets

Ron Welder called the meeting to order at 6:00 P.M. with five members present.

ACTION ON MINUTES

The minutes from April 28, 2015 were approved on a motion by Amandus, seconded by Brown.

NON AGENDA ITEMS

None

**Case File: 15-06 Variance request to exceed the lot coverage requirement at 1910 Ave D.
Variance request to reduce required side yard setback at 1910 Ave D.**

Staff reviewed report.

Brown asked if the red lines on the picture provided represent the property lines and Krogmeier confirmed they do. Delaney pointed out that the neighboring garage appears to cross the property line, and Krogmeier explained the angle of the picture causes it to appear that way but it does not cross the line it is just very close; approximately 1 foot from the line which would be about 3 feet from the proposed car port. Brown asked about the neighboring garage being so close to the line, and Krogmeier said it was built before the zoning code required the setback. Krogmeier also pointed out the neighbor comments showed that particular neighbor was against approval of the variance and was concerned it would affect his ability to adequately maintain that side of his garage.

Welder opened the public hearing at 6:06P.M.

No comments

Welder closed the public hearing at 6:07P.M.

The commission discussed the Variance Finding of Fact. Amandus believed the lot was already quite congested with the amount of current lot coverage. Brown agreed and said after driving by he does not see where that size of a car port would fit. Krogmeier said he thought the same thing and had to measure it out to see that it would fit in the proposed location. Wright (on the phone) asked if anyone was present to represent these variance requests and there was not.

Amandus moved, seconded by Delaney, to recommend denial of the variance request to exceed the lot coverage at 1910 Ave D.

Motion passed. 5-yes 0-no

Brown moved, seconded by Wright, to recommend denial of the variance request to reduce required side yard setback at 1910 Ave D.

Motion passed. 5-yes 0-no

Review of Innsbrook Subdivision Plat VI.

Staff reviewed report, and explained there were only minor changes including the addition of an easement for the electric company and several lots removed to make the remaining bigger.

Welder requested clarification on what was needed from the commission on this and Krogmeier said it required review again due to the changes from the preliminary plat.

(Lost phone connection to Larry Wright.)

Brown made a motion, seconded by Delaney, to recommend approval of the Innsbrook Subdivision Final Plat VI.

Motion passed. 4-yes 0-no

OLD BUSINESS

None

OTHER/NEW BUSINESS

Bob Manka, of 35 Alta Dr, complained there was no public hearing for the Innsbrook Subdivision Final Plat review. It was explained to him that a public hearing is not required for a final plat, only a preliminary which has already been approved for this subdivision. Manka then stated that the code does not allow a street to be more than 1300 feet long, however the loop through this subdivision is longer than that so there needs to be another outlet for pedestrians to keep kids from cutting through other people's yards. He suggested the open space should be where lot 44 is so people can cut across to Ave C. He continued to say the open space should not be on a corner lot because it is near a busy street and people will not use it there. He said Mohrfeld should work with the city not against it and should be smart enough to do things right for the future property owners of the subdivision. Then he explained that he had met with City Manager David Varley regarding a section of code and the placement of transformers. Krogmeier pointed out he could not find the code Manka was referring to and the portion Manka gave to Varley was regarding plumbing. Manka argued and said the transformers should be moved.

Amandus moved, seconded by Delaney, to adjourn.

Motion was passed unanimously. The meeting adjourned at 6:24P.M.

Ron Welder, Chairman of Planning and Zoning Commission