

PLANNING AND ZONING
June 5 , 2018
MINUTES

Call to order

Roll call – Nancy Catherman, Judy Smith, Brian Riewe, James Nolan, and Bradley Klaerner were present.

Also present – Jack Page, Jennifer Lynch, and Shawn Hernandez.

Discussion and action on electing a chairman and vice-chairman: Judy nominated Nancy as chairman and Brian Riewe as Vice Chairman. Bradley seconded and the motion passed unanimously.

Approval of minutes –Minutes approved as written from the May 1, 2018 meeting.

Discussion and action on a 30% coverage variance and rear yard setback variance at 702 Garwood A46 Lomas, L., Acres 0.19622 Owner-Horace & Joan Russell: Joan Russell said they are requesting the variance so they can cover an existing terrace for shade because there are no trees on their property. She also said they want a canopy over the door of their workshop so they will be out of the weather and want it to go to the property line in the alley. The overage for the lot will be a total of 245' over the 30%. The Planning a Zoning Commission agreed that the variances met all 4 parts of the criteria needed to grant a variance. No one signed up to speak for or against the variances. James Nolan made a motion to approve both the lot coverage variance and the rear yard setback variance. Judy Smith seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a front yard setback variance at 402 4th Ave, Mt. Pleasant addition block 15 lot 1 & 2 Owner- Guy Barnes: Mr. Barnes removed the side portion of this home which had the only bathroom for the house in this area. This portion was in bad shape and now wants to replace it so that he can have a bathroom and closet space. The front yard variance would be 11' 6" and the side yard variance would be 8' 11". The Planning a Zoning Commission agreed that the variances met all 4 parts of the criteria needed to grant a variance. There was none signed up to speak for or against the variances. Judy made a motion to approve both the side and front yard variances. Bradley seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a side yard setback variance and a noise barrier wall variance at 400 Royston Smithville Townsite addition block 10 lot 3 & 4 Owner- Michael & Cynthia Davis: Davis said they want to extend their building by three more bays and that would put them right off of the 4th St side property line by 1'41/2" and they don't want to have to put up

a noise barrier wall because that would cut out the parking they could use in the back. Mark Bunte and Larry Espinoza spoke in favor of this project. The side yard variance would be 23' 7 1/2" so they could be only 1' 4 1/2". The Planning and Zoning Commission agreed that the variances met all 4 parts of the criteria needed to grant a variance. James Nolan made a motion to approve the side yard setback variance and the noise barrier wall variance. Judy Smith seconded and the motion passed unanimously.

Public Hearing- Discussion and action on a minor re-plat at 1402 NE 7th St. Riverdale Lot 126 Acres 2.000 Owner- Jeannie Ralph: Mrs. Ralph showed a map as to how she wanted to subdivide her property and Tom Key signed up to speak but when he looked at the map he was fine and had no more questions. Judy Smith made a motion to approve the minor re-plat. Bradley Klaerner seconded and the motion passed unanimously.

Adjourn 6:48

Approved: 