

PLANNING AND ZONING COMMISSION
THURSDAY, April 8, 2010
7:00P.M. – COUNCIL CHAMBERS

Members Present: Acting Chairman Debi Burke, Matt Lillpop, Chuck Koehler, Alderman Mark Vandersnick, Bill Groleau, Mark Searing and Sylvia Frey - Secretary.

Members Absent: Chairman Turnroth, Don Koehler, Bob Machnicki, Sandy Henrekin (RF CDC), Mayor Blanton and Richard Downey

Audience Present: Matt Jones (owner-413 E. 9th St); Francis McNinch

Quorum was met and official business could be conducted.

First item of Business – PUBLIC HEARING – Variance Request – 413 E. 9th Street (owner-Matt Jones): Acting Chairman Debi Burke asked members to proceed with PUBLIC HEARING. A motion was made by Alderman Vandersnick, seconded by Bill Groleau to open Public Hearing. Motion carried – 5 (yes). Public Hearing opened 7:02pm.

Acting Chairman Debi Burke stated all publication notices and certified mailing requirements have been met and are in order for this Public Hearing.

Acting Chairman Debi Burke asked the petitioner to present his request. Matt Jones stated his lot is only 50' whereas, zoning ordinance for R-2 requires a 60' lot – non-conforming at this time. He would like to build a two-story single family residence on the lot just behind the existing detached garage. Previous house burned down approximately 3 years ago and this new home would be build with the required setbacks for R-2 zoning. Members were given a site plan showing placement of house and setbacks.

Acting Chairman Debi Burke asked members for discussion. She stated all the criteria relevant to granting this variance has been met; 1)exception conditions would be lot size smaller than zoning requirement(non-conforming); 2)variance necessary for preservation of a substantial property right possessed by other properties in the same area; and 3)granting variance would not be a detriment to adjacent property. Brief discussion held. Acting Chairman Debi Burke asked the audience for their objections/questions and/or comments.

Hearing no objections from the audience, Acting Chairman Debi Burke asked the members for their decision. A motion was Chuck Koehler, seconded by Alderman Vandersnick to make a recommendation to city council to approve this variance request as presented. Motion carried – 5 (yes).

A motion was made by Bill Groleau, seconded by Chuck Koehler to close Public Hearing. Motion carried 5 (yes). Public Hearing closed at 7:11pm.

Acting Chairman Debi Burke stated that a resignation letter from David Erby as P&Z member has been received effective immediately. A motion was made by Alderman Vandersnick, seconded by Matt Lillpop to accept David Erby's resignation at this time. Members discussed potential members – a suggestion was made to ask Mike Spain – former post office carrier and volunteer in our community. This suggestion will be given to the Mayor.

Next item of Business – Approval of previous month's minutes – (03/11/10) Acting Chairman Debi Burke asked for the members' approval of minutes from 03/11/10. A motion was made by Alderman Mark Vandersnick, seconded by Chuck Koehler to approve these minutes. Motion carried.

With no further business to be discussed, a motion was made by Alderman Mark Vandersnick, seconded by Acting Chairman Debi Burke to adjourn meeting. Next meeting date will be May 13th at 7:00pm. The meeting was adjourned at 7:14pm.

Respectfully submitted,

Acting Chairman Debi Burke