



Meeting Minutes Planning Commission

Tuesday, December 10, 2013

2:00 PM

Assembly Chambers

1. Call To Order/Roll Call

Ronn Buschmann attended via teleconference.

Present: 7 - Susan Thomason, Vice Chair Ronn Buschmann, James Demko, Dave Kensinger, Dona Malhoit Laubhan, Otis Marsh and Chris Fry

2. Approval of the previous meetings minutes

A motion was made by Commissioner James Demko, seconded by Commissioner Chris Fry, that the previous meeting minutes be approved. The motion carried by a vote of

Yes: 7 - Chairperson Thomason, Vice Chair Buschmann, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

A. [13-369](#) Minutes of the November 12, 2013 meeting.

3. Amendment and approval of agenda

A motion was made by Commissioner James Demko, seconded by Commissioner Otis Marsh, that this agenda be approved. The motion carried by a vote of

Yes: 7 - Chairperson Thomason, Vice Chair Buschmann, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

4. Public Hearing

A. [PZ#13-012](#) Consideration of a request from Phillip and Sandy Meeks for a variance of the front and side setback requirements to allow the construction of a carport 15 feet from the front property line and 10 feet from the side property line on Tract B2 of the Lighthouse Subdivision, parcel 1001872.03, located at 110 Somerset Lane.

Staff sent letters to all property owners within 600 feet

- B. [PZ#13-016](#) Consideration of a request from Richard Burrell for a change in zoning classification from Single Family Residential to Industrial for parcel 1001596.03, located at 105 Arness Drive.**

Staff sent letters to all property owners within 600 feet. Luczak read 4 letters from John Murgas, Ray Olsen, Jr. and Alan Murph into the record. Discussion on the different zoning types.

Pat Weaver, an adjacent property owner, spoke in favor of the request as long as there are covenants set.

- C. [PZ#13-017](#) Consideration of a request from Aaron and Katrina Miller for a change in zoning classification from Single Family Residential to Industrial for parcel 1001596.04, located at 107 Arness Drive.**

Discussed under item 4B.

5. Visitors' views related to agenda items

None

6. Visitors' views unrelated to agenda items

None

7. Report of staff members

Luczak reported on the status of the Comprehensive Plan. Discussion.

8. Unfinished Business

- A. [PZ#13-012](#) Consideration of a request from Phillip and Sandy Meeks for a variance of the front and side setback requirements to allow the construction of a carport 15 feet from the front property line and 10 feet from the side property line on Tract B2 of the Lighthouse Subdivision, parcel 1001872.03, located at 110 Somerset Lane.**

Luczak explained the request.

Discussion. Laubhan spoke with the Meeks' and said they would prefer to have a 5 foot instead of 15 foot setback on the front of the property. Staff explained that we would need to notify the adjacent property owners.

A motion was made by Commissioner Dave Kensinger, seconded by Vice Chair Ronn Buschmann, that this Planning Item be postponed. The motion carried by a vote of

Yes: 7 - Chairperson Thomason, Vice Chair Buschmann, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

B. [PZ#13-016](#)

Consideration of a request from Richard Burrell for a change in zoning classification from Single Family Residential to Industrial for parcel 1001596.03, located at 105 Arness Drive.

The current owners and the Weavers are intending to enter into a covenant which will include the requirement to construct an 8 foot fence on two sides and establish a 20 foot green belt on the lot.

The members discussed the zoning request and decided Commercial Zone 2 would be more appropriate.

The members discussed the requirements for recommending a change in zoning classification to the Borough Assembly and found that the request satisfied the requirements due to the fact that there were no objections from the adjacent property owners, and the proposed covenant, along with the requirement of a screening from the street side, would help mitigate the impacts to the residential neighbors.

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Chris Fry, that this Planning Item be recommended for approval. The motion carried by a vote of

Yes: 7 - Chairperson Thomason, Vice Chair Buschmann, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

C. [PZ#13-017](#)

Consideration of a request from Aaron and Katrina Miller for a change in zoning classification from Single Family Residential to Industrial for parcel 1001596.04, located at 107 Arness Drive.

Discussed under item 8b. The members discussed the zoning request and decided Commercial Zone 2 would be more appropriate.

A motion was made by Commissioner Dave Kensinger, seconded by Commissioner Chris Fry, that this Planning Item be recommended for approval. The motion carried by a vote of

Yes: 7 - Chairperson Thomason, Vice Chair Buschmann, Commissioner Demko, Commissioner Kensinger, Commissioner Malhoit Laubhan, Commissioner Marsh and Commissioner Fry

9. New Business

None

10. Discussion items

None

11. Adjournment

3:15 P.M.