



PLANNING COMMISSION JUNE 22, 2021 MEETING

City Hall – 131 N Main St

June 22, 2021 at 7:00 PM

AGENDA

CALL TO ORDER

ROLL CALL

1. J. Albers ____ B. Albers ____ Block ____ Henson ____ Gile ____ Harrison ____ Kutilek ____
Olthoff ____ Rich ____ Runnells ____ Scott ____ Woodard

OTHERS PRESENT

AGENDA ADDITIONS

APPROVAL OF MINUTES

2. Planning Commission Minutes February 22, 2021

Commission member _____ moved to approve the minutes of the February 22, 2021 Planning Commission meeting.

Commission member _____ seconded the motion.

CITIZEN COMMENTS (Limited to items not on the agenda)

OLD BUSINESS

NEW BUSINESS

Business Items

3. OATH OF OFFICE - Melissa Olthoff

4. **ELECTION OF OFFICERS**

Officers of the Commission shall be elected at the first regular meeting following the first of May.

Commissioner _____ moved to appoint _____ as Chairman.

Commissioner _____ seconded the motion.

Commissioner _____ moved to appoint _____ as Vice Chairman.
Commissioner _____ seconded the motion.

Commissioner _____ moved to appoint _____ as Secretary.
Commissioner _____ seconded the motion.

Open Public Hearing

5. PUBLIC HEARING TO CONSIDER VARIANCE APPLICATION AT 811 N LINCOLN TO BUILD A GARAGE WITHIN 25' PLATTED BUILDING SETBACK

Property owner, Dan Fouquet, 811 N. Lincoln has requested to build a 14' x 48' attached garage on the south side of their house/existing garage with driveway access off of 7th Ave. The garage will be 20' wide at the west end and wrap-around behind the house 6'. The garage will be 6' from the west property line. A variance is required because the garage will encroach into the platted 25' setback on the southern portion of the lot. Notices were sent to properties within 200'.

Consideration

6. CONSIDERATION OF VARIANCE FOR 811 N LINCOLN

Zoning Code 5.33 states a Variance can be granted if the following conditions are met:

1. That the variance requested arises from such condition which is unique to the property in question, is not ordinarily found in the same zone or district and is not created by an action or actions of the property owner or the applicant.
2. That the granting of the variance will not adversely affect the rights of adjacent property owners or residents.
3. That the strict application of the provisions of this ordinance would constitute unnecessary hardship upon the property owner represented in the application.
4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
5. That granting the variance will not be opposed to the general spirit and intent of this ordinances.

ADJOURN