



PLANNING COMMISSION MEETING

City Hall – 131 N Main St

June 12, 2023 at 7:00 PM

AGENDA

CALL TO ORDER

ROLL CALL

B. Albers___, Block___, Cramer___, Grandy___, Henson___, Ingram___, Miller___,
Olthoff___, Rich___, Runnells___, Scott___, Williams___,

OTHERS PRESENT

AGENDA ADDITIONS

APPROVAL OF MINUTES

1. Planning Commission Minutes October 10, 2022

Commission member _____ moved to approve the minutes of the October 10, 2022 Planning Commission meeting.

Commission member _____ seconded the motion.

CITIZEN COMMENTS

OLD BUSINESS

NEW BUSINESS

2. OATH OF OFFICE - Ryan Ingram, Kyle Grandy, Nate Miller

Business Items

3. **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

4. PUBLIC HEARING TO CONSIDER VARIANCE APPLICATION AT 205 E 4th AVE TO BUILD A SUNROOM WITHIN 20' REAR YARD SETBACK

Property owner, Linda Krueger, 205 E 4th Ave has requested to build a 10' x 12' attached sunroom on the south side of her house. The addition will be 13' from the rear (south) property line. A variance is required for the addition to be built because the addition will encroach into the required 20' rear yard setback. The property qualifies to apply for a variance because the lot size is 64'5" x 76' and does not meet the minimum lot size of R4 Zoning of 70' x 120'.

Consideration

5. CONSIDERATION OF VARIANCE FOR 205 EAST 4TH AVE

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