

OFFICIAL

PLANNING AND ZONING MINUTES

APRIL 9, 2009

The Ozawkie Planning and Zoning was called to order at 7:00 p.m. Members present were Mark Hothan, Lynn Drown, Grace Jolly, Ben White and Chairperson Sandi Goetz.

The Agenda was accepted with the following modification. Mark Hothan made the motion that the discussion concerning a LKM class be removed from the agenda. Ben white seconded the motion. All were in favor.

The March 2, 2009 Minutes were reviewed and accepted with the following revision. The committee thought that all of the e-mail from City Attorney John Kurth should be quoted. The statement will then read:

However, the commission wishes to handle it. You could consider a variance from the ordinance that would expire when the person ceases to own the property. If the P&Z and the individual can reach an agreement, that would be best, then that can be memorialized in granting the permit application. I know that the P&Z makes the recommendation to the city commission so the commission would have to have the final word

Grace Jolly made the motion to accept with the revisions and Lynn Drown seconded the motion. The motion carried with all present members voting Aye.

Mrs. Whitehouse presented plans for a sitting porch to be built on the front of her residence at 102 Vista View Court. The plans were reviewed and accepted as presented. Mark Hothan made the motion to recommend to City Council to grant the application presented by Mrs. Whitehouse. Grace Jolly and Ben White simultaneously seconded the motion. Mark Hothan, Lynn Drown, Grace Jolly and Ben White voted aye.

Auxiliary Shed located at 628 Delaware Drive. The Planning and Zoning Committee drafted the following recommendation to the Ozawkie City Council:

The Planning and Zoning Committee reviewed the site plan for shed placement located at 628 Delaware and recommends approval of the permit application to the City Council.

However, the Planning and Zoning Committee wishes to express their concerns when citizens, and in particular City Council members, do not follow appropriate procedures by submitting plans to the Planning and Zoning Committee **prior** to placing structures on their property. This practice significantly diminishes the effectiveness of the governing body and also sets precedence to future applications presented to the committee

The privacy fence setback issue was reviewed. The recommendation that was made at the March meeting was revised to follow the recommendation of City Attorney John Kurth. Grace recommended that the City Council grant a variance of Ordinances 4-202A: 4-210, 4-211A part E, (BP-5). Zoning Regulations: R-307 BUILDING SETBACK: (a), R-309 CITY EASEMENT: (a), (b). R-312 CITY PEROGATIVES. This variance would expire when the residents of 316 Sioux Drive cease to own the property. At which time, the current owner Mr. Daniel McCollom , would apply for a permit and the fence would be moved to meet setback ordinances. A notarized statement accepting the terms of this variance, from the current owner, is to be kept on file. Ben White seconded the motion.

AYES: Grace Jolly, Ben White, Mark Hothan and Lynn Drown. NAYS: 0 ABSTENTIONS: 0

The committee would also like the City to notify the same resident of violations of AMENDED BUILDING CODES: CHAPTER 2 – STAND ALONE YARD LIGHTS and CHAPTER 3 – HOUSE NUMBERS.

Review of Telephone Calls and inquiries received by the Chairperson or committee members during March and April.

March 25- Dottie Hissong on the square footage of the Pia Friend Building on Main Street. The Building has 300 square feet. Our ordinances now state a minimum of 500 square feet. She asked that she receive an e-mail stating that the square footage was grandfathered. I sent her the requested e-mail stating that the square footage was grandfathered. A copy was sent to City Clerk Janelle Schuler.

March 31st and April 2nd received phone calls from a Mr. Gardner out of the St. Louis Missouri Area. He had questions regarding his interest in Lot 17 /Block E. Questions were asked and answered on Building Restrictions, Set Backs, Building permits and inspection fees and possible business opportunities. I did have to call Mr. Gardner back on the breakdown of the building permit and inspection fees, because I did not have this in my ordinance book.

I had read in the VALLEY FALLS VINDICATOR, Mr. Wade Burby sold part of Block S to Pia Friend. This part of Block S sits across Hwy. 92. I e-mailed Mayor Gibson and asked if this portion of Block S would fall under the jurisdiction of the City Council and would the city have to supply utilities. He replied that it is part of the City and we have to supply utilities.

Committee member Ben White had a person stop and talk to him while he was working in the yard. He asked about the property south of Ben's. Ben answered the questions about building ordinances. Ben gave the gentleman the city website address.

There being no further business, Grace made the motion to adjourn. Lynn seconded the motion. Motion carried. The meeting adjourned at 8:15p.m.

Submitted by
Sandi Goetz ☺