

Planning and Zoning
Special Meeting
August 2, 2005

The Planning and Zoning meeting was called to order at 7:10 p.m. Members present were Jason Phillips, Debbie Gaskill, and Sandi Goetz

Minutes of the June 6, 2005 meeting were reviewed. A motion was made by Debbie Gaskill to approve the minutes. Seconded by Jason Phillips. Motion carried.

The purpose of this meeting was to resolve a citizen concern and to make a recommendation to present to City Council concerning an oversized storage shed located at 205 Sunflower Avenue belonging to Ed and Deborah Lewis.

The shed is 12x 20 for an overall size of 240 square feet, which according to Ordinance 3-312c would have needed a building permit. Storage sheds 200 square feet or more need a building permit and a site plan. The owner also needs to appear before the Planning and Zoning for an acceptance of the plan to be submitted to City Council for final approval.

The owners Ed and Deborah Lewis prepared and present to the P&Z a detailed site plan. They explained that they did not know that the city had building regulations. Ed explained why they placed the shed where it was. The Lewis's took into consideration the placement of the building being aware of sewer and utilities. The overall geology was also a determining factor, since there is rock about 12 inches under the soil.

The committee had three possible solutions to consider. They could impose a fine, make the Lewis buy a building permit or grant a variance. The shed is not permanent and it is placed in such a manner as not to interfere with utilities or block any ones view of the lake. It is hardly visible from the street. The shed is on 5x5 skids and anchored to piers made up of concrete filled 5 gallon buckets with rebar. Neither Jason nor Debbie felt there was a need to assess a fine or make the Lewis' purchase a building permit. It was decided that a recommendation would be made to City Council for them to grant a size variance. The motion for a size variance was made by Jason and seconded by Debbie. The motion carried unanimously.

We then had a brief discussion of a need to let citizens know that there are planning and zoning regulations. This incident occurred because the Lewis' did not know that there were building regulations.

Next meeting will be Tuesday September 6 instead of Monday September 5 due to Labor Day.

Meeting adjourned at 8 p.m.