

PLANNING AND ZONING

JULY 6, 2009

The meeting was called to order at 7:05 P.M. Members present were Lynn Drown, Mark Hothan and Sandi Goetz. Grace Jolly arrived at 7:30 p.m. due to a previous appointment. Ben White and Arnold Leek were not present.

Citizens present were Bill Kuntzsch, Mel Armstrong, Jeff and Rena Kilgore, and David Young.

In order to make a quorum, Chairperson was a voting member until committee member Jolly arrived. (Ordinance 16-104 MEETINGS, OFFICERS, AND RECORDS)

The minutes from the May and June meetings were reviewed. Lynn made the motion to accept the minutes as presented. The motion was seconded by Mark Hothan. All present members voted Aye.

Bill Kuntzsch of 605 Delaware presented plans to enclose an existing 14'x12' covered patio; making it a three seasonal porch. This would be a BP#5. The plans would have a sliding door and windows on the south side and a matching bank of windows on the west and north sides of the patio. Mel Armstrong, contractor [for the Kuntzsch project<sup>1</sup>](#) stated that a four inch stem wall will be added to help prevent any flooding that might occur during heavy rain, since Mr. and Mrs. Kuntzsch live at the bottom of a hill. The exterior will be finished to match the existing house exterior. The interior will be finished in ½ inch sheetrock. Mark Hothan made the motion to accept the plans as presented for recommendation to City Council. Lynn Drown seconded the motion. **AYES: Lynn Drown**

**NAYS: 0      ABSENTIONS: 0**  
**Mark Hothan**  
**Sandi Goetz**

Grace Jolly arrived and I stepped down as a voting member to make a quorum.

Grace, Lynn and Mark reviewed plans that Jeff and Rena Kilgore have for a new home outside of the City limits on the west side of Kiowa Drive. This will be a two story house with basement. The house will be 2184 square feet. The county has allowed a lot split and the house will sit on 8.3/4 acres with the remaining 40.04 acres remaining as farmland. Mark Hothan made the recommendation to have the City send a letter to county, if needed, approving of the Kilgore's plans.

**AYES: GRACE JOLLY      NAYS: 0      ABSTENTIONS: 0**  
**Mark Hothan**  
**Lynn Drown**

The committee thanked Mr. and Mrs. Kilgore for the courtesy of keeping us informed on their plans.

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<sup>1</sup> Corrected at August 3, 2009 meeting

Mr. David YOUNG of 304 Kansa Drive presented plans for replacing a 4x27 feet deck on the south side of his home, adding a new 16 x 30 feet deck on the east side of his home. In the same plan and application Mr. Young wants to build a 6 foot privacy fence constructed out of treated pine.

Because of the two different aspects of this building permit involved I called for separate votes on the deck and on the fencing. Both would be a BP#5 and considered as one permit. The fence meets the setback of ten feet for the utilities easement on the East. The plan was for the fence to be on the property line on the North. We discussed some of the problems that could arise with a fence on the property line and /or allowing an adjoining property to link or join with his fence.

Grace made the motion to recommend to City Council to accept the plans for the privacy fence as presented in the plans. Lynn Drown seconded the motion.

**AYES: Grace Jolly                      NAYS: 0                      ABSTENTIONS: 0**  
**Mark Hothan**  
**Lynn Drown**

The deck would be constructed out of treated lumber and placed on 8 piers 24 inches wide and 3 to 3 and ½ feet deep.

Grace Jolly made the motion to recommend to the City Council to accept the new deck plans as presented for Lot 16, Block N, 304 Kansa Drive. Mark seconded the motion.

**AYES: Mark Hothan                      NAYS: 0                      ABSTENTIONS: 0**  
**Lynn Drown**  
**Grace Jolly**

Lynn Drown recused herself from the meeting. I once again became a voting member of the committee so there would be a quorum. Lynn informed us of the happenings with her original plans for enclosing her existing 8 x 10 covered porch. Due to contractor problems she asked that her original application be rescinded. The City Council granted her request at the June Council meeting. Lynn was going to replace (original footprint) the concrete that was removed. She found a new contractor that would do the cement work for her. The contractor pointed out to her that her existing dormer roof was starting to pop nails and needed to be put back in position as soon as possible. When the concrete was cured, the existing 8 foot x 10 foot porch was then framed <sup>2</sup>in to give the dormer roof the support needed. Lynn submitted a building permit to enclose the existing dormered roof porch. This would be a BP#5.

Grace made the motion to accept the plans for the enclosed porch for Block K / Lot 11 ; 102 Valley View Court. Mark seconded the motion.

**AYES: Grace Jolly                      Nays: 0                      ABSTENTIONS: 0**  
**Mark Hothan**  
**Sandi Goetz**

Lynn Drown returned to the Committee table.

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<sup>2</sup> Corrected at August 3, 2009 meeting

Lynn Drown, Mark Hothan and Grace Jolly asked that the moving pod ordinance be tabled until the next meeting. By ordinance we are to meet every odd month. The consensus was that we would meet in August and dedicate that meeting to strictly the Moving Pod Ordinance.

The meeting was adjourned at 8:20p.m.

Submitted by Sandi Goetz 😊