

**PLANNING COMMISSION MINUTES  
Monday, June 24, 2019**

Call to order by Chairman Michael Wright at 7:02 p.m.

PRESENT: Ingber, Kohn, Wright, Rozell, Shrode, Watts

ABSENT: Schwartz, Plamper

Staff: Hank Berry

**Approval of Agenda**

**Motion to approve the Agenda as written by Kim, seconded by Martha.**

**Yeas: Ingber, Kohn, Wright, Rozell, Shrode, Watts**

**Nays: None**

**Approval of Minutes from May 28, 2019**

**Motion to approve the minutes from May 28, 2019 as presented by Jill, seconded by Kim.**

**Yeas: Ingber, Kohn, Wright, Rozell, Shrode, Watts**

**Nays: None**

**Matter of Site Plan Review for a proposed addition to the Bissett residence at 10734 Talbot**

Rachel and Peter Bissett said they moved into the city in 2012 and loved the city and the house but their only issue was needing a bigger kitchen and bathroom and bedroom. Ms. Bissett explained that they had had meetings with Hank and had gotten some good ideas. She said she was trying to get more light in the west elevation bed wall. She said it wasn't on the plan but they wanted to make them bigger or possibly reconfigure to allow more light.

Hank said it was a modest addition and they were under maximum house size and under on lot coverage. He said the project complies with all requirements. He has fenestration concerns but they didn't need the fenestration bonus to hit the sq. ft. requirement. They had an opportunity to add fenestration in the east wall as well as enlarge the west wall windows. He said the siding proposed matched existing and was vinyl.

**Public Participation**

**Seeing no persons wishing to speak, Chairman Wright closed Public Participation.**

Kim said she would like to see some fenestration on the east elevation as it was blank she felt there is an opportunity to break up the mass.

Martha agreed and said the design allows for a window on the east side as well as potentially making the windows on the bed wall larger.

Jill I. said the window on the east side was important and she felt there was room for it and it would improve the elevation significantly. She also said that the bigger windows in the bedroom or getting more glass would greatly improve the appearance. She asked if they considered a different wall for the bed wall.

Ms. Bissett said she felt that the wall was the only one that would work otherwise when you walked into the room the bed would be right there.

Sheldon said that he had no objection to modifying other window placement and sizes provided that it was a net increase.

Joe said it was a good idea to add the east wall window and thanked them for their effort.

Mike said he agreed on the window. He said he would like to know if the change was allowed since it was kind of an on the fly change.

Hank said there was an opportunity to add the window on the east side to replicate the window on the west side. He said the change could be incorporated by motion that way there would be a record.

Ms. Bissett said she was fine with it and actually preferred more light in each room.

**Motion by Sheldon seconded by Joe to approve the plan with the proviso that the east side window addition be no less than what was offered on an individual window for the west side, and that the east side window addition be of the owners choosing.**

**Yeas: Ingber, Kohn, Wright, Rozell, Shrode, Watts**

**Nays: None**

**Public Participation**

**Seeing no persons wishing to speak, Chairman Wright closed Public Participation.**

**Motion to adjourn by Sheldon, seconded by Martha.**

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**Yeas: Ingber, Kohn, Wright, Rozell, Shrode, Watts**

**Nays: None**

The meeting adjourned at 7:25 p.m.

Hank Berry  
Recorder