

**PLANNING COMMISSION MINUTES
Monday February 24, 2020
City Hall, 7:00 pm**

The meeting was called to order by Chairman Michael Wright at 7: 00 p.m.

PRESENT: David Schwartz, Richard Polan, Blake Moore, Jeff Jenks, Michael Wright, Sheldon Kohn and Kimberly Watts.
Staff: Hank Berry

ABSENT: Jill Ingber and Jill Plamper

Approval of Agenda

Motion by Watts and seconded by Kohn to approve the agenda as presented.

Yeas: Schwartz, Polan, Moore, Jenks, Wright, Kohn, Watts
Nays: None
Absent: Ingber, Plamper

Motion passed.

Approval of Minutes from January 27, 2020

Motion by Kohn and seconded by Schwartz to approve the minutes of January 27, 2020 approving the minutes of the November meeting be modified to indicate Commissioner Jenks abstained opposed to voting yea.

Yeas: Schwartz, Polan, Moore, Jenks, Wright, Kohn, Watts
Nays: None
Absent: Ingber, Plamper

Motion passed.

Matter of Setting a Public Hearing to Amend Chapter 40, Zoning, Article 4, District Regulations, Section 40-4. 03, r-1a Through t-1e: One-Family Districts, to Delete in its Entirety Former Subsection 40-4. 03 (4) and to Renumber Remaining Subsections.

Hank Berry clarified for the Commission that this should have been changed back at the adoption of the Zoning Ordinance. It conflicts with what was supposed to be there as well as the rest of the ordinance that addresses this. This is strictly for yearly housekeeping purposes.

Motion by Kohn and seconded by Moore to set the hearing at the next meeting of the Planning Commission for consideration of a public hearing on the proposed amendment.

Yeas: Schwartz, Polan, Moore, Jenks, Wright, Kohn, Watts
Nays: None
Absent: Ingber, Plamper

Motion passed.

Matter of Site Plan Review for a Proposed Addition to the Cushard residence at 13312 Vernon

Daniel Cushard requested site plan approval for the construction of an addition to his residence 13312 Vernon at the January 27, 2020 meeting. It was requested at that time he add more windows to the East elevation along with providing more clarification on dimensions and drawings that were not accurately reflecting where the addition was going.

Berry noted that the revised plans are more understandable, and this is a simple addition that now provides a clear view of materials and dimensions.

Public Comments:

None

Commissioner Comments:

Watts: Noted she is fine with plans presented.

Moore: Apologized for not being at the last meeting.

Polan: Noted he is fine with the revised plans.

Schwartz: Noted he is also fine with plans.

Kohn: He is also pleased with revision.

Jenks: Is good with the revised plans.

Wright: Likes the design and thinks it looks great.

Motion by Schwartz and seconded by Moore to approve the Site Plan for the proposed addition at 13312 Vernon.

Yeas: Watts, Schwartz, Jenks, Watts, Kohn, Polan, Moore

Nays: None

Absent: Ingber, Plamper

Motion passed.

Matter of Site Plan Review for a proposed addition to the Schoof residence 8507 Hendrie.

Chris Morgan on behalf of the Schoof Family is requesting site plan approval for the construction of an addition to 8507 Hendrie. The zoning is R-1B and the property contains one platted lot (60' x 170' IRR), 16,365 sq. ft. Morgan noted that they are looking to add an addition over the one story sunroom that is on the south side of the house. The sunroom is a flat roof. The plan includes a master suite renovation that will go expand the footprint over this sunroom adding 275 square feet to the house. The project did receive Zoning Board of Appeal approval earlier in the month

for a 59 square foot variance due to being over the maximum square footage. The plan is trying to emulate the look of the sunroom that enhances the look of the house. By doing a hip roof it blends with the original roof line staying under the twenty six foot maximum height. It is also duplicating the windows from below as well the panel, column and crown detail that goes around the house as well as matching the roof pitch. The rear elevation is again trying to match the existing house.

Berry noted that they did get Zoning Board Approval first, which is not normal practice, but was done in hopes to keep the project moving smoothly. The addition is a modest side yard addition that respects the setbacks. It meets all the bulk regulations after the acquired variance. The addition is over an existing sided portion which would not have a brick ledge, the design matches the other sided areas of the house. This is a very harmonious blend of what is there and what is approved to include windows and materials. The roof line is well below the existing roof line while still maintaining a hip with a good pitch all lending to the project being aesthetically pleasing.

Public Participation:

None

Commissioner Comments:

Jenks: Appreciates the fact that the plan did not destroy the second floor maintaining the look and architecture of the home.

Kohn: Agrees with Commissioner Jenks and is pleased with the plan.

Schwartz: Questioned on they will maintain privacy in the bathroom.

Morgan: clarified that they will be blacking out the windows in the bathroom from the inside to maintain privacy.

Moore: Noted the plan is very well done integral to the existing house.

Polan: Thinks the plan looks great and is happy it already has ZBA approval.

Watts: `

Motion by Watts and seconded by Jenks to approve the proposed addition for the Schoof residence at 8507 Hendrie.

Yeas: Moore, Jenks, Schwartz, Polan, Kohn,
Watts

Nays: None

Abstained: Wright

Absent: Plamper, Ingber

Motion Passed.

Public Participation:

The Commission continued discussion regarding a list of needed items for the new Master Plan, the public meeting that is looking at Seniors issues such as transportation and housing and a future joint Zoning and Planning Commission meeting.

**Motion by Plamper seconded by Schwartz to adjourn.
All in favor the motion passed.**

Meeting adjourned at 7:40 p.m.

Heidi Barckholtz
Recorder