

Planning and Zoning Commission

Public Hearing – Variance Permit – 125 W Ash

City Hall November 6, 2024 6:00 p.m. Minutes

Call to Order: Chairman Darrel Aherin called the public hearing to order at 6:00 p.m.

Roll Call: Present at the meeting were commissioners James Mader, John Lee, Travis Pannel, and Doug Bennet.

Guests: Bill Hartley

New Business: Chairman Aherin opened the meeting with discussion of the variance request presented. The lot is zoned commercial but has already been approved for a residential home to be built. The request is to allow for commercial setbacks that would enable the house to be built closer to the property line. The residential zoning requires 20' setback on the front; the request is for 1' setback. Residential zoning requires 5' setback on each side; request is for 1' on one side and 3' on the other side.

Doug Bennet recused himself from making any decisions regarding the variance application due to a conflict of interest.

Bill Hartley spoke up out of concern that a new build on that site could potentially reduce the resell value of his house. He was concerned about structural quality of the build, and the small setbacks being requested.

The commission looked at maps to determine the width of the right of way and where the placement of the house would line up in comparison to the surrounding properties. It was determined the 1' setback to the front of the house would conform to the existing builds and would not likely cause a problem in the future because Ash St is unlikely to ever be widened in that area. Concerns were voiced over the reduced setbacks on the sides of the property and how that may negatively impact fire suppression, equipment access, and snow offload from the roof. Darrel said without more information from the property owner it would be impossible to make a decision.

Motion made by John to table the decision until the owner could attend a meeting; seconded by James. Voice Vote: ayes from John, James, and Travis (Doug did not vote). Motion carried.

Motion made by John to adjourn; seconded by Travis. Voice Vote: ayes; motion carried. Meeting adjourned at 6:56 p.m.



Darrel Aherin, Chairman



Nikki Pew, Clerk/Treasurer