

PLANNING COMMISSION

July 10, 2017

The City of Jackson Planning and Zoning Commission met in regular session in the Council Chambers of the Jackson City Hall at 5:15 P.M. on July 10, 2017 with the following Commission members present: Chairman Randy Ringquist, John Hepp, Tim Beck, Dennis Hample, Dave Lappe and Robert Dorschner. Also in attendance were Jim Konda, Ron and Marcia Sinn and City Zoning Administrator/Recording Secretary Dave Maschoff. (A quorum of the Planning and Zoning Commission members was present.) (Planning and Zoning Commission member Donnie Schoenrock was absent.)

CALL THE MEETING TO ORDER

Commission Chairman Randy Ringquist called the meeting of the Planning and Zoning Commission to order. Ringquist asked for a motion to open the meeting and the public hearing on Ron and Marcia Sinn's variance application.

DORSCHNER/HEPP moved and it was unanimously carried to open the meeting and the public hearing on the Sinn's variance application.

APPROVAL OF THE MINUTES FROM THE MAY 8, 2017 PLANNING AND ZONING COMMISSION MEETING

LAPPE/HAMPLE moved and it was unanimously carried to approve the May 8, 2017 Planning and Zoning Commission minutes.

PUBLIC HEARING ON VARIANCE APPLICATION FROM RON AND MARCIA SINN WHO PROPOSES TO CONSTRUCT AT 28' BY 29' GARAGE/UTILITY BUILDING ON THEIR PROPERTY AT 440 SOUTH HIGHWAY EAST THAT WILL BE 40 FEET FROM THE EDGE OF THE SOUTH HIGHWAY RIGHT-OF-WAY. CITY CODE 153.041 REQUIRES A MINIMUM SETBACK OF 75 FEET FROM CITY AND COUNTY DESIGNATED ARTERIALS IN AN AGRICULTURAL RESIDENCE DISTRICT

Ringquist said he viewed the area surrounding Sinn's property and noticed structures that were 40 feet and others that were 75 feet from the edge of the South Highway right-of-way. He said there didn't appear to be a lot of uniformity regarding setback and it appeared to be 50/50 with some being approximately 40 feet and others 75 feet from the right-of-way.

Beck concurred with Ringquist's assessment of the setbacks in that area.

Ron Sinn explained their proposed building would be a nice sized double garage that's he planning to store several vehicles in. He said the vehicles are currently in storage elsewhere.

Ringquist asked if the size of Sinn's proposed building was allowed in the Agriculture Residence District.

Maschoff said the size of Sinn's proposed building is allowed in that zoning district and noted there is also a residence on the property.

Ringquist asked for comments from the rest of the Commission members.

Dorschner noted neighboring properties in the neighborhood that have been granted 40 foot setbacks in the past and said this variance application could also be approved.

Lappe asked if there had been any response from the notices sent to surrounding property owners regarding Sinn's variance application and the July 10th public hearing.

Maschoff reported there were no responses from any surrounding property owners or the public. Maschoff pointed out in addition to the notices of the public hearing sent to surrounding property owners, a notice of the public hearing was published in the June 29, 2017 Jackson County Pilot and notices were posted at the Jackson City Hall and Library.

Sinn added that the proposed building will be the same color scheme as the rest of the buildings on his property so it looks nice.

Maschoff asked Sinn what the setback would be from the neighboring property line.

Sinn said it would be five feet.

Maschoff noted the setback from the side property line for detached accessory buildings, including garages, is four feet. He said a five foot setback would be fine.


DORSCHNER/BECK moved and it was unanimously carried to recommend to the City Council to approve the variance application for Ron and Marcia Sinn to construct a 28' by 29' garage/utility shed on their property at 440 South Highway East that will be 40 feet from the edge of the South Highway right-of-way.

Ringquist informed Ron and Marcia Sinn that the Planning and Zoning Commission's recommendation will be considered by the Jackson City Council at their regular meeting on July 18, 2017. He said the Sinn's are welcome to attend the City Council meeting if they so desire.

Ron and Marcia Sinn thanked the Planning Commission for their recommendation to approve their variance application.

ADJOURNMENT

With no further business, LAPPE/HAMPLE moved and it was unanimously carried to adjourn the meeting.



David A. Maschoff, Zoning Administrator