

PLANNING AND ZONING COMMISSION

March 9, 2020

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 March 9, 2020 with the following Commission members present: Chairman Nathan Peterson, Dennis Hample, Tim Beck, Robert Dorschner and City Zoning Administrator/Recording Secretary Dave Maschoff. Also attending was City Administrator Matt Skaret and Jeff Broitzman. (Planning Commission members Dave Lappe and Donnie Schoenrock were absent.) (A quorum of the Planning Commission was present.)

CALL THE MEETING TO ORDER

Planning Commission Chairman Nathan Peterson called the Planning and Zoning Commission meeting to order at 5:16 p.m.

APPROVE THE MINUTES FROM THE FEBRUARY 10, 2020 PLANNING AND ZONING COMMISSION MEETING

HAMPLE/BECK moved and it was unanimously carried to approve the February 10th, 2020 Planning and Zoning Commission minutes.

CONTINUE THE PUBLIC HEARING ON THE VARIANCE APPLICATION OF JEFF BROITZMAN WHO RESIDES AT 100 OAK AVENUE IN JACKSON. IN HIS APPLICATION, BROITZMAN PROPOSED TO CONSTRUCT AT 54' BY 40' SHED ON HIS PROPERTY AT 100 OAK AVENUE WHICH WILL BE 5 FEET FROM THE NORTH REAR PROPERTY LOT LINE. THE VARIANCE IS NEEDED BECAUSE CITY CODE 153.041 REQUIRES THE REAR YARD SETBACK FOR BUILDINGS TO BE 25 PERCENT OF THE LOT DEPTH IN AN AGRICULTURAL RESIDENCE ZONED DISTRICT

City Zoning Administrator Dave Maschoff noted Broitzman's variance application has been under discussion for some time. He pointed out Jeff Broitzman was in attendance at the March 9th Planning Commission meeting. Maschoff asked Broitzman to give a brief summary of what he has planned.

Broitzman explained he would like to construct a building on land he traded with Dave Hargan.

Maschoff noted the Planning Commission had the information regarding the dimensions and size of the proposed building.

Broitzman mentioned he could make the building narrower and turn the pitch of the building north and south which would reduce the concern of blocking the view of the neighbors.

Beck asked Broitzman if the rear of the building would be five feet from the property line.

Broitzman said that's what he was proposing with the building going east and west. He explained the rear of the building would be basically the retaining wall with tile installed and pea rock on top of that to hold the dirt back. Broitzman said the building could be constructed to be a 40' by 48' building. He said he would still like to have the building five feet from the property line to make the building feasible on the lot.

Planning Commission members reviewed Broitzman's plans and asked Broitzman various questions about the proposed building. The Planning Commission members and Broitzman also talked about the possibilities in repositioning the building and how it would then fit on the lot. Broitzman noted if the rear of the building was constructed five feet from the property line, it would hold the dirt back from the hillside behind the proposed building. Otherwise, Broitzman said he will have to build a retaining wall.

Planning Commission members suggested possible options and asked Broitzman to measure and propose another possible plan for the location of the building on his property.

Planning Commission members also mentioned that they would like to have Broitzman's neighbor, Dave Hargan, present at the next meeting to hear any comments since Hargan raised concerns when Broitzman's variance application was first discussed.

Broitzman said he would remeasure regarding possibly repositioning the proposed building or making it shorter in length.

Maschoff said the next Planning and Zoning Commission meeting would be held on Monday, April 13th at 5:15 p.m. at City Hall. He said Broitzman's variance application will then be revisited.

Planning Commission members thanked Broitzman for attending the meeting.

ADJOURNMENT

With no further business, BECK/DORSCHNER moved and it was unanimously carried to adjourn the Planning and Zoning Commission meeting at 5:40 p.m.

David A. Maschoff, Recording Secretary

