

**PLANNING AND ZONING COMMISSION**  
**May 11, 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 May 11, 2020 with the following Commission members present: Chairman Nathan Peterson, Tim Beck, Dave Lappe, Robert Dorschner and via telephone conference call Dennis Hample. Also attending was City Administrator Matt Skaret, City Zoning Administrator Dave Maschoff, Jeff Broitzman and Dave Hargan. (Planning Commission Member Donnie Schoenrock were absent.) (A quorum of the Planning Commission was present.)

**CALL THE MEETING TO ORDER**

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Planning Commission Chairman Nathan Peterson called the Planning and Zoning Commission meeting to order.

**APPROVE THE MINUTES FROM THE MARCH 9, 2020 PLANNING AND ZONING COMMISSION MEETING**

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Chairman Peterson asked if there were any additions or corrections to the March 9<sup>th</sup> Planning and Zoning Commission minutes. Hearing none, Peterson asked for a motion to approve the minutes.

**BECK/HAMPLE moved and it was unanimously carried to approve the March 9<sup>th</sup>, 2020 Planning and Zoning Commission minutes as presented.**

**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 A 54' BY 40' SHED ON HIS PROPERTY AT 100 OAK AVENUE WHICH WILL BE 5 FEET FROM THE NORTH REAR PROPERTY 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**

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Peterson noted last time this was discussed, Broitzman indicated he may look at adjusting the size of his proposed building.

Broitzman reported he was proposing to make the building six feet shorter and described how the building would be located on his property.

Hargan asked Broitzman if he had any drawings that would show where the building would be located on the property regarding setbacks.

Maschoff provided previously submitted drawings of the proposed building and its location on Broitzman's property.

Beck asked what the distance would be from the rear of Broitzman's building to Hargan's property line.

Broitzman said it would be five feet.

Broitzman, Hargan and Planning Commission members all reviewed the plans for the proposed building, discussed its size and how it would be situated on Broitzman's property. Broitzman said the building would be 40 feet north to south and 48 feet east to west instead of 54 feet as was previously planned. He said he also proposed to move the building closer to his west property line. Broitzman explained the footings for the building would be concrete with Liteform basically so the dirt would slope down with a tile all the way around the building and rock around it so the water runs down to the tile. He said the pitch of the roof would be north and south and would be lower than previous plans.

Broitzman said the building would be situated as previously proposed, but would be shorter length-wise.

Hargan commented he would like to see the proposed building moved further to the west.

Hargan, Broitzman and Planning Commission members continued to review the proposed plans and where the building would be located.

Hargan said he would like to see a new drawing of Broitzman's proposed plans and how the building will be situated on his property.

Skaret asked Broitzman if he could mark the area of the proposed new building with flags to allow the Planning Commission members to take a better look at what's being proposed.

Beck suggested having Broitzman present the Planning Commission with a new drawing of where his proposed new building will be located on his property. Beck said he would like a decision made on Broitzman's variance application at the next Planning Commission meeting.

Maschoff asked if Broitzman could flag the area where he wants to locate his building so Hargan and Planning Commission members could see where the building will be located.

Planning Commission members also asked Broitzman if he could flag the area where he wants to locate his building so they could visually see what his plans are.

Hample asked if the Planning Commission could meet again this week to expedite a decision on Broitzman's variance application.

Skaret noted the next City Council meeting will be held on May 19<sup>th</sup> so a recommendation from the Planning Commission could be considered at that time.

Chairman Peterson suggested recessing the Planning Commission meeting until Thursday, May 14<sup>th</sup> at 5:15 p.m.

Broitzman said he would flag the area where his proposed building will be located.

**At 5:42 p.m., BECK/LAPPE moved and it was unanimously carried to recess the May 11<sup>th</sup>, 2020 Planning and Zoning Commission meeting to Thursday, May 14<sup>th</sup> at 5:15 p.m. at the Jackson City Hall's Council Chambers.**

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**David A. Maschoff, Zoning Administrator**

