

I. CALL TO ORDER:

The Planning and Zoning commission meeting was called to order at 7:31 pm by Chairman Pro Tem Martin.

II. ROLL CALL:

Present were Commissioners Gilmore, Kaufman, Kotleba, Martin, Shore and Slovacek. Also in attendance were Community Development Planner, Jennifer Becker, Board Liaison to Planning and Zoning Commission Tom Price, Community Development Director Cathleen Tymoszenko and three (3) persons in the audience.

III. PLEDGE OF ALLEGIANCE:

Chairman Pro Tem Martin led those in attendance in reciting the Pledge of Allegiance.

IV. APPROVAL OF AGENDA:

MOTION: Moved by Commissioner Shore and seconded by Commissioner Kotleba to approve the agenda. Upon roll call, motion was approved.

V. APPROVAL OF MINUTES:

MOTION: Moved by Commissioner Shore and seconded by Commissioner Kaufman to approve the March 26, 2012 Planning and Zoning Commission meeting minutes. Upon roll call vote, motion was approved.

VI. QUESTIONS FROM THE AUDIENCE: There were none.

VII. UNFINISHED BUSINESS: There were none.

VIII. NEW BUSINESS:

**Variance Request:
218 Oregon Street
R-3 Single Family Residence District
Rear and Side Yard Setback Variance to Permit the Expansion of a
Nonconforming structure and to Permit a Permanently Covered Deck in a
Required Rear Yard**

MOTION: Moved by Chairman Pro Tem Martin and seconded by Commissioner Kotleba to open the public hearing, which passed unanimously.

Planner Becker confirmed publication of the legal notice in the newspaper and certified mail notices to all property owners within 250 feet of the subject property. Chairman Pro Tem Martin noted that the property is located at 218 Oregon Street and the homeowner, Larry Wilbrandt is requesting a variation to allow the expansion of an existing nonconforming detached garage. The property is zoned R-3 Residence District which has a rear yard setback requirement of three (3) feet. The existing garage is approximately one (1) foot from the rear lot line. Mr. Wilbrandt also wishes to construct a 17' x 18' pergola structure attached to the east wall of the detached garage over an existing patio.

Mr. Larry Wilbrant, the property owner of 218 Oregon Street, was sworn in as applicant. He provided testimony relating to why he was requesting the variances. He mentioned that originally the current concrete slab was used for parking, and he later converted it to a 2 foot sunken patio to help alleviate the loud noises from the street i.e. FedEx trucks, and they are hoping that the pergola will further help diffuse the noise.

Discussion by the Commission was held.

MOTION: Commissioner Martin moved and Commissioner Kotleba seconded to close the public hearing, which was passed unanimously.

MOTION: Commissioner Gilmore moved to approve the variance(s) request as submitted based on the finding of facts for 218 Oregon Street. After a second by Commissioner Kotelba, the motion carried by unanimous roll call vote.

IX. ADJOURNMENT:

Commissioner Martin moved for adjournment, and Commissioner Kotleba seconded the motion. The meeting adjourned at 8:02 p.m.

Christin Mangan
Commission Secretary