



Planning & Zoning Commission Special Meeting Agenda
Monday, July 21, 2014, 5:00 pm
Wells City Hall

The Planning & Zoning Commission convened on July 21, 2014 at 5 pm in the Wells City Hall Conference Room. Chairperson Hulbert called the meeting to order with the following members present: Carol Aske, Larry Majeski and Ashely Seedorf. Members absent: none. Also present was City Administrator Robin Leslie.

AGENDA

The agenda for the July 21, 2014 meeting was reviewed. Motion by Aske and second by Majeski to approve the meeting agenda. Motion carried.

MINUTES

The minutes of the March 3, 2014 and April 21, 2014 meeting were reviewed. Motion by Seedorf and second by Aske to approve as presented. Motion carried.

Public Hearing

Title XV Land Usage, Chapter 152, Zoning Code, **152.038 (E) Design Standards for Privacy Fences**
Chairperson Hulbert opened the public hearing. There were no public comments. Chairperson Hulbert closed the public hearing.

The Commission discussed the proposed language and made some additional language changes from what was proposed in the packet including clarifying the “sight triangle” for corner lots, increasing maximum height in front yards and including all accessory structures being setback eight feet from the alley. Motion by Aske and second by Majeski to recommend approval of the amendment to Chapter 152.038 (E) to the City Council. Motion carried.

Public Comment

None

NEW BUSINESS

Zoning Determination- Accessory Structures Where No Primary Structure Exists

Larry & Jill Weckworth requested a zoning determination for a tree house to be built on a lot they own that currently houses a garage with no primary structure. Ms. Leslie mentioned the current code, 152.038 (F), states: No accessory building or structure other than a fence or temporary construction office shall be permitted on any lot in a residential district heretofore, prior to the time of construction of the principal building to which it is an accessory...Ms. Weckworth stated they are building a treehouse that will be safely built with enclosed sides, steps and a locked gate. Motion by Aske and second by Majeski to permit an exception this this ordinance for play equipment and structures. Motion carried.

Chapter 91 Sidewalk & Streets Ordinance Amendments

Ms. Leslie asked the Commission to review the proposed amendments to the sidewalk ordinance and send her any comments. She also stated she is currently working on the street ordinance.

Board Vacancy Discussion

Ms. Leslie mentioned the Commission had one application for the vacancy from Anthony Mosser. There was no motion therefore no action was taken on this application.

OLD BUSINESS

Proposed Accessory Structure Amendment

Ms. Leslie mentioned she included some information for the next meeting for proposed changes to accessory structure ordinance.

ANNOUNCEMENTS

Chairperson Hulbert reminded the Board the next meeting will be held on Monday, August 4, 2014 at 5:00 pm.

ADJOURNMENT

Motion by Seedorf and second by Aske to adjourn. Motion carried. Meeting adjourned at 6:30 pm.

Secretary Carol Aske

City Administrator Robin Leslie