



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

The Planning & Zoning Commission convened on August 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 Ashley Seedorf. Members absent: none. Also present was City Administrator Robin Leslie.

AGENDA

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

MINUTES

The minutes of the July 21, 2014 meeting were reviewed. Motion by Aske and second by Majeski to approve as presented. Motion carried.

Public Hearing

Title XV Land Usage, Chapter 152, Zoning Code, **152.038 (F) Design Standards for Private Garages, Accessory Buildings and Structures**

Chairperson Hulbert opened the public hearing.

Ms. Leslie stated intent of the public hearing is to clarify the current ordinance language. She mentioned the changes are as follows: 10 foot alley setbacks instead of 8 foot; corner side yards are to be considered front yards with the same setbacks; which storage sheds require a foundation and which ones do not; and clarification of height requirements.

Dean Redig was present and stated that he has been working on finding a solution to his property issues for a few years and thinks this amendment will help him.

Hulbert stated “impervious surface” should be added to the definitions.

Majeski mentioned soft-sided structures should have height and anchoring requirements.

Chairperson Hulbert closed the meeting to the public.

Public Comment

None

NEW BUSINESS

Planning & Zoning Commission Vacancy

Ms. Leslie stated Stephen Burns, who had previously served on the Planning & Zoning Commission, expressed interest and is willing to serve again. Motion by Majeski and second by Aske to recommend Stephen Burns to the Planning & Zoning Commission. Motion carried.

OLD BUSINESS

Final Fence Amendment Language

Ms. Leslie stated at the last meeting she changed the language to reflect a 10 foot setback due to snow removal and visibility issues and remove “utility” from the easements as there are other types of

easements. Motion by Majeski and second by Seedorf to recommend the final fence amendment language. Motion carried.

ANNOUNCEMENTS

Chairperson Hulbert reminded the Board the next meeting will be held on Monday, September 8, 2014 at 5:00 pm.

ADJOURNMENT

Motion by Seedorf and second by Majeski to adjourn. Motion carried. Meeting adjourned at 6:00 pm.

Secretary Carol Aske

City Administrator Robin Leslie