

**MINUTES
SPECIAL PLANNING COMMISSION**

APRIL 8, 2013

Chairman Dan Roberts called the meeting to order at 6:30 p.m. Members present were Darlene Loven, Donovan Mayer, Ron Mehr, and Bob McDaniel. Also present were Renee Eckerly, City Administrator; Ashley Alsum, Cable Coordinator; and Bill Fuchs.

Motion was made by Loven to approve the minutes of the April 1, 2013 Planning Commission Meeting. Seconded by Mayer and unanimously carried.

VARIANCE REQUEST – BILL & HANCY FUCHS

A Variance Application has been submitted by Bill & Hancy Fuchs of 372 Genesee St. They wish to add on to their existing non-conforming structure. Their current detached shed does not meet the side or rear setbacks as the shed is 1.5' off the rear property line and is over the side lot line by 2". They are requesting a 3.5' rear setback variance and a 5' side setback variance. The Building Inspector has reviewed the proposal and will require a fire wall, footings for the new addition, and the existing overhang nearest the side lot line be removed. Mr. Fuchs will meet the height restriction of 16' and will not exceed their lot coverage.

The Commission verified the building setbacks with Mr. Fuchs and being over the lot line. Fuchs explained the layout drawing of his request. The Commission discussed the one-hour fire wall and footings. The new structure is not taller than the structure that is already there. The roof line will have the same pitch. Neighbors have been contacted by Mr. Fuchs and they have no issues. The Commission discussed the alley and the other structures that are located so close to the alley in that neighborhood. Fuchs has a racing hobby and that is the purpose of the additional structure. The new structure will not be stucco and will have a one hour fire wall. The Commission discussed future uses of the property and not being able to run a home occupation out of this structure. The Commission discussed adding a condition, that no home occupation would be done on the property, to the variance. A future owner could come forward and ask to have it removed. Fuchs would like to make sure that the condition doesn't reduce his property value. The Commission discussed water run-off. Fuchs would like to have gutters and the Commission would like to have gutters, but the Building Inspector has said no.

Motion was made by McDaniel to approve the Report & Recommendation Of The Planning Commission On Application For Variance without a condition.

There was no second to the motion; therefore, McDaniel withdrew his motion.

Motion was made by Mayer to approve the Report & Recommendation Of The Planning Commission On Application For Variance with the addition of the condition that they can't have a home occupation. Seconded by Mehr and unanimously carried.

There being no further business the meeting was adjourned at 7:00 p.m.