



## Minutes

### Madison Lake Planning Commission

Monday, September 12, 2016 at 6:00 PM

Madison Lake Community Room

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#### 1) Call Meeting to Order (6:06pm)

#### 2) Roll Call

- a) All Commissioners were present

#### 3) Consent Agenda

*Note: All items listed under the Consent Agenda are considered routine or non-controversial and will be approved with one motion. If a Council Member wishes to discuss any of these items, they may ask that the item be removed from the Consent Agenda.*

- a) Approval of Agenda

- i) **Motion to approve Consent Agenda**

- (1) **M: Hayes/S: McBeth. Motion Carries unanimously.**

#### 4) Open Public Comments

*NOTE: Those wishing to speak must state their name and address for the record. Please limit comments to five minutes for person.*

#### 5) Public Hearings

- a) Variance for 1045 Sarah Circle requesting more lot coverage for proposed home construction or a side line setback variance.

- i) **Planning Commission resumed the Public Hearing for the variance requests for 1045 Sarah Circle after public notice for sideyard setbacks was published. Public present for Public Hearing included: Matt Reichel, Rome Reichel, and Frank Tieman. Chair Klassen has recalculated the dimensions of the impervious surface as noted previously when listed at 27.5% did not include front stoop or sidewalk wrapping around house. Revised numbers put the house at 32%. Matt Reichel stated that he has tilted the house on the plot to be more in line with the neighboring property and also shortened the driveway (resulting in the need for the sideyard setback variance request). This shortening puts the lot coverage at 25% coverage. Planning Commission discussed sideyard setbacks and noted that at the previous meeting the property neighbor in the developed home stated that he had no issue with the house encroaching into the setback. Chair Klassen pointed out that the proposed location puts the house over by 1ft on each sideyard setback, and as the house runs deeper that setback infraction tapers off and creates essentially 11 sq. ft. of the home sitting in the setback area. Matt Reichel discussed usage of a permeable paver style driveway so that Mr. Tieman will have room to work with for future improvements. The Commission discussed potential overhang issues and whether or not this request comes at a hardship to comply. Commission discussed the value of ascetics of bringing the house in line with the neighboring properties so that this one doesn't sit sunken back further on the lot than its neighbors.**

- (1) **Public Hearing closed at 6:23pm.**

- (2) **Motion to make a recommendation to the City Council to grant a variance for the sideyard setback based on current proposed location for 1045 Sarah circle.**

- (a) **M: Rosenow/S: McBeth. Motion carries unanimously.**

#### 6) Adjournment (6:31pm)

- a) **M: Sanders/S: Hayes. Motion carries unanimously.**