

**CITY OF EMILY
MEETING MINUTES
PLANNING AND ZONING COMMISSION**

October 6, 2004

1. Call to Order – 7:00 P. M.
2. Roll Call

Planning Commission: Bonnie Fairchild, Si Brannan, Jim Nordvall, John McConnell, Marie Reineck
Staff: Barb Hubbard, Zoning Clerk and Tony Kile, Commission Alternate

3. Public Hearings

Variance to Construct an Addition within the Lake Setback, Application 04-115, Jay and Micki Peterson, Applicants

Staff Report was reviewed by Commission Members, followed by discussion. Applicant Micki Peterson was present and answered questions asked by Commission during the discussion.

Motion by Si Brannan, Seconded by John McConnell, to deny the Variance request based on Staff recommendation to deny based on the 9 findings of fact stated in the Staff Report.

Motion passed 3 to 1.

Variance to Construct an Addition within the Bluff Setback, Application 04-134, John and Theresa McKeon, Applicants.

Staff Report was reviewed by Commission Members, followed by discussion. Applicant Theresa McKeon was present and answered questions asked by Commission during the discussion.

Applicant agreed to redesign addition so that none of it would extend into the bluff setback area on the lake (West) side of the house.

Motion by John McConnell, Seconded by Marie Reineck, to approve the Variance request on the condition that the addition be placed straight out on the North side of the house directly in line with the existing house and up to 18 feet on the East side (bedroom end) ... or as far as allowed to the Septic Tank and Drainfield setbacks.

Motion passed unanimously.

Variance to Construct a Deck within the Lake Setback, Application 04-140, Judy Millard and Dan Sexton, Applicants

Staff Report was reviewed by Commission Members, followed by discussion. Applicants Millard and Sexton were present to further explain their request and answer questions asked by the Commission during the discussion.

Motion by John McConnell, Seconded by Marie Reineck, to approve the Variance request to allow encroachment of the deck 14 feet into the lake setback based on the condition that the Deck never be enlarged, enclosed or roofed and that Silt Fencing be installed in the construction area during construction to control erosion.

Motion passed unanimously.

Variance to Construct an Addition within the Bluff Setback, Application 04-118, K. A. Yarborough, Applicant

Staff Report was reviewed by Commission Members, followed by discussion. Applicant was not present.

Motion made by Marie Reineck, Seconded by Si Brannan, to approve the Variance request based on the five Findings of Fact contained in the Staff Report and on Condition that measures be taken to prevent erosion/pollution into the lake during the construction period.

Motion passed unanimously.

4. There were no additions or deletions to the published Agenda.
5. There was no discussion during the Open Forum segment of the meeting.
6. Approval of Minutes
 - a. September 1 Regular Meeting Minutes - Motion to approve by Si Brannan, Seconded by John McConnell.
 - b. September 9 Special Meeting Minutes - Motion to approve by Si Brannan, Seconded by John McConnell.
 - c. September 14 Special Meeting Minutes - Motion to approve by Si Brannan, Seconded by John McConnell.

Motions to approve Minutes of all three meetings were approved unanimously.

7. Planning and Zoning Administrator's Report

Due to the absence of Chuck Marohn, it was decided that all discussion in this section would be held to the next meeting.

8. New Business

John McConnell and Si Brannan agreed to participate in the Mediation regarding the Dave Figi issue sometime in October.

Discussion took place regarding the possibility of holding a Special Meeting on October 20th at 6:00 P. M. to proceed with Section 5 of the new Ordinance - maps and rezoning issues. Meeting will take place pending approval/availability of Chuck Marohn.

9. Old Business - None

10. Adjournment – 8:40 P. M.

Respectfully submitted,

Barb Hubbard
Zoning Clerk