



DRAFT

Planning & Zoning Commission

Minutes

Tuesday, September 23, 2025 at 6:00 pm

1. Call to Order

Members Corbin, Landrus, Nelson, Sexton, Suchy

Minutes:

Meeting was called to order by Chair Sexton at 6:00 pm.

2. Roll Call

Minutes:

Members present: Corbin, Nelson, Suchy and Chair Sexton. Members absent: Landrus

3. Approval of Minutes - July 7, 2025

Minutes:

Motion by Nelson, seconded by Suchy to approve the minutes from July 7, 2025.
Motion carried.

4. Public Hearings -Public Hearings - Variance Request at 81 7th Street S (Jill Crowe) PID 23-0417000

Minutes:

Chair Sexton opened the Public Hearing at 6:02 pm. No public was in attendance. The Commission review the application and discuss the size of the door and the need to review the ordinance to amend the side wall height to 10'. The application request is to allow for a wall height of 9'9" to accommodate a full-size truck with roof rack. The Commission discussed in length the garage set back and if approved it would need a 1 hour rated fire wall per the building official.
Public Hearing was closed at 6:17 pm.

5. Additions or Omissions to Agenda

6. Business Items

- a. **Motion to approve or deny Variance Application for PID 23-0417000, 81 7th Street S (Jill Crowe) of a side yard setback of 4 feet for a new accessory structure and side wall height of 9 ' 9" and recommend such to the City Council.**

Minutes:

Motion by Sexton, seconded by Suchy to approve the Variance for PID 23-0417000, 81 7th Street S (Jill Crowe), side wall height of 9 ' 9" for the new

accessory structure and recommend such to the City Council. Motion carried. Motion by Sexton, seconded by Suchy to deny Variance for PID 23-0417000, 81 7th Street S (Jill Crowe) of a side yard setback of 4 feet. Sexton amended his motion to state the denial is based on the Findings of Fact as provided by staff.

1. Accessory buildings are a permitted incidental use in the Zoning District. The requested variance will facilitate the construction of the accessory structure. 2. The requested variances are not the minimal requests to reasonably use the property. a. The applicant has alternative options and open space to meet the 10' side yard setback. b. The property supports a 9' accessory structure that meets zoning requirements. 3. The plight of the landowner is not due to unique circumstances not created by the landowner. While the shared driveway location and the location of the single family residence was not constructed by the landowner, neither of these property characteristics prohibit meeting the side yard setback requirements. 4. The variances will not alter the essential character of the locality as the surrounding properties also have accessory buildings. Motion carried with Corbin voting no.

b. Discuss Board Member term of appointment

Minutes:

Eckerly asked Corbin if he would like to extend his term and he stated since his term isn't up until the end of the year he would like to wait to make a decision.

7. Adjourn

Minutes:

Motion by Sexton , seconded by Corbin to adjourn the meeting at 6:20 pm. Motion carried.