

February Agenda
Planning Commission Meeting / Board of Adjustments
Monday, February 5, 2024

1. Call the meeting to order at 6:00 pm.

2. Roll Call

a. Commissioner Chairperson Bill Towle	___present	___absent
b. Commissioner Vice Chairperson Stephen Montellano	___present	___absent
c. Commissioner Ellen Leonard	___present	___absent
d. Commissioner Richard Crow	___present	___absent
e. Commissioner Kelly Horn	___present	___absent
f. Commissioner Keith Ramsey	___present	___absent
g. Commissioner Marc Barry	___present	___absent

3. Action on January Minutes

4. Announcements

- We would like to thank Bill Towle for his continued service as our Chairperson for 2024 and Stephen Montellano for volunteering to be our new Vice Chairperson for our Planning Commission for 2024.

5. Unfinished Business

- None

6. New Business

- None

7. Adjourn

8. Call to Order- Board of Adjustments

- **Request for a Variance**, Between Rustic Drive, Wildflower, and Hwy 94. Andrew Smith with Blew & Associates and Bart Bauer will be speaking for the Gwen Meadows Phase 2 subdivision for a variance of 15' side setbacks instead of 20' side setbacks. Phase 2 (15.25 acres). Parcel #23-00004-000 as part of the Pre-Plat Revisions Proposal.

9. Adjourn

Next PC Work Session will be held on Feb. 26th.

Next PC Session will be held on March 4, 2024.

February PC Meeting Minutes
Planning Commission / Board of Adjustments
Monday, February 5, 2024

1. **Called the meeting to order at 6:00-** Commissioner Chairperson Bill Towle

2. **Roll Call-**

- Commissioner Chairperson Bill Towle- present
- Commissioner Vice Chairperson Stephen Montellano- present
- Commissioner Marc Barry- present
- Commissioner Richard Crow- present
- Commissioner Kelly Horn- present
- Commissioner Ellen Leonard- present
- Commissioner Keith Ramsey- present

3. **Action on January Minutes**

Ellen Leonard motioned to approve the minutes as they stand.

Kelly Horn motioned to second the motion.

Vote: Commissioner Vice Chairperson Stephen Montellano- yes

Commissioner Marc Barry- yes

Commissioner Richard Crow- yes

Commissioner Kelly Horn- yes

Commissioner Ellen Leonard- yes

Commissioner Keith Ramsey- yes

4. **Announcements**

- We would like to thank Bill Towle for his continued service as our Chairperson for 2024 and Stephan Montellano for volunteering to be our new Vice Chairperson for our Planning Commission for 2024.

5. **Unfinished Business**

- None

6. **New Business**

- None

7. **Adjourn the PC Meeting**

Richard Crow motioned to adjourn from the Planning Committee to the Board of Adjustment meeting.

Kelly Horn seconded the motion.

Vote: Commissioner Vice Chairperson Stephen Montellano- yes

Commissioner Marc Barry- yes

Commissioner Richard Crow- yes

Commissioner Kelly Horn- yes

Commissioner Ellen Leonard- yes

Commissioner Keith Ramsey- yes

8. **Call to Order- Board of Adjustments**

- **Request for a Variance**, between Rustic Drive, Wildflower, and Hwy 94. Developer Bart Bauer will be speaking for the Gwen Meadows Phase II subdivision for a variance of 15' side setbacks instead of 20' side setbacks. Phase 2 (15.25 acres). Parcel #23-00004-000 as part of the Pre-Plat Revisions Proposal.

- Mr. Bauer expressed his interest in keeping the two subdivisions, Gwen Meadows I and II, with the same side setbacks for ease of the Building Inspectors and Planners don't get mixed up.
- Ellen Leonard asked for clarification on why we changed the setbacks to begin with. Bill explained that Little Flock wants to protect the vernacular, the appearance, of a rural setting even within a subdivision. As houses get bigger, they can take up more space on the property. The setbacks also protect the utilities easements and reduce fire from jumping from one house to another.
- Marc Barry is concerned about going backwards with our setbacks that this would open the door for others to challenge our setbacks, although he understands the request.
- Ellen Leonard asked if there was a hardship involved with this decision. The answer was no. Mr. Bauer agreed it was not a hardship.
- Dennis Baker, 1289 Rustic Dr., asked questions.
- Kelly Horn understands the requests for continuity, but is unsure of which way he will be voting.
- Richard feels we should stand by our current code for setbacks.
- Stephen Montellano felt that if this was one subdivision, he understands wanting to keep the sidebacks the same, however, these are two separate subdivisions, so he feels we should stand by our current code.
- Ellen Leonard feels the setbacks should match our current code, and if an individual owner should need to request any changes due to hardships within their individual situation, that should be considered on an individual basis. She also feels if the commission approves this request, we are setting a precedent for future requests.

Richard Crow motioned to deny the variance request based on our current code.

Ellen Leonard seconded the motion.

Vote: Commissioner Vice Chairperson Stephen Montellano- yes
 Commissioner Marc Barry- yes
 Commissioner Richard Crow- yes
 Commissioner Kelly Horn- yes
 Commissioner Ellen Leonard- yes
 Commissioner Keith Ramsey- yes

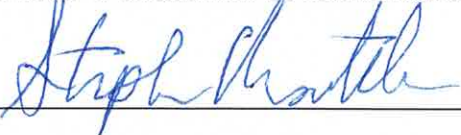
9. Adjourn from the Board of Adjustment meeting

Marc Barry motioned to adjourn the meeting.

Stephen Montellano seconded the motion.

Our next PC Work Session will be held on Feb. 26, 2024.

Our next PC Session will be held on March 4, 2024.



Vice Chair Stephen
 Chair Bill Towle
 Commissioner ~~Bill Towle~~ Montellano



Planning Secretary, Kim Kendrick

