

**MINUTES
ZONING ADVISORY COMMISSION
REGULAR SESSION**

6:00 p.m.

Wednesday, March 3, 2021

Virtual Meeting

Due to the COVID-19 pandemic and mandates for social distancing, this meeting was conducted virtually.

Commissioners Present: Chairperson Martha Christ; Commission Members Steve Baumhover, Rebecca Kemp, Brittany Loeffelholz, Matthew Mulligan, Pat Norton, and Rich Russell.

Commissioners Excused: None.

Commissioners Unexcused: None.

Staff Members Present: Wally Wernimont, Guy Hemenway, Travis Schrobilgen, and Jason Duba

CALL TO ORDER: The meeting was called to order by Chairperson Christ at 6:00 p.m.

MINUTES: Motion by Mulligan, seconded by Kemp, to approve the minutes of the February 3, 2021 Zoning Advisory Commission meeting. Motion carried by the following vote: Aye – Baumhover, Kemp, Loeffelholz, Mulligan, Norton, Russell, and Christ; Nay – none.

ACTION ITEM/FINAL PLAT: Application of Mike Weber to approve the Final Plat of Parcel No. 1512200002 east of Cascade Drive & South of Vanderbilt Street, aka Table Mound Acres.

Mike Weber, Weber Land Surveying, spoke on behalf of Royal Oaks Development Corporation. He explained that the plat would create two lots. He said that Lot 1 would be sold to the neighbor to north, and Lot 2 would remain with Royal Oaks.

Staff Member Hemenway detailed the staff report, noting the submitted Plat of Survey of Table Mound Acres consisted of a lot split which would subdivide the approximately 70-acre parcel into Lot 1, 22 acres, and Lot 2, 47.6 acres. He noted that the north lot would be sold to Table Mound Mobile Home Park, and the south lot would remain under its current ownership. He said that both lots are substandard in that neither has frontage along a private or public street. He said that; consequently, if approved, the Commission must make such approval subject to waiving the frontage requirement.

The Commission sought to clarify that the request was only for a lot split and that there were no other zoning changes.

Staff Member Hemenway said that was correct and explained that the plat was being reviewed by the Commission because it is within the City's two-mile extra-territorial jurisdiction and it would create substandard lots. He noted that final plat approval was contingent on a pre-annexation agreement.

Motion by Norton, seconded by Russell, to approve the Final Plat of Table Mound Acres subject to waiving the lot frontage requirement for Lot 1 and Lot 2. Motion carried by the following vote: Aye – Baumhover, Kemp, Loeffelholz, Mulligan, Norton, Russell, and Christ; Nay – none.

ITEMS FROM PUBLIC: None.

ITEMS FROM COMMISSION: Russell requested that the signature/certificate pages of plat applications be removed from Commission packets as they are not necessary.

ITEMS FROM STAFF: None.

ADJOURNMENT: Motion by Baumhover, seconded by Loeffelholz to adjourn the March 3, 2021 Commission meeting. Motion carried by the following vote: Aye – Baumhover, Kemp, Loeffelholz, Mulligan, Norton, Russell, and Christ; Nay – none.

The meeting adjourned at 6:10 p.m.

Respectfully submitted,



Wally Wernimont, Planning Services Manager

April 7, 2021

Adopted