

May 10, 2023
Started: 6:10 PM

Attendees: Gary Carriere, Ruth Dalton, Andrea Schumaker

Approval of Prior Meeting Minutes:

Mr. Carriere approved and signed the minutes from April 12, 2023.

Review Variance Application for 11 Gehrke Place

The variance application for the placement of a new mobile home at 111 Gehrke Place was reviewed. It stated that the minimum variance required would be 12 feet and that there is a setback requirement of 15 feet off the rear property line. The previous home was placed prior to the current code requirements. The variance was requested because there is currently a garage on the property that does not allow the home to be placed in a different area.

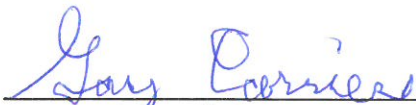
Mr. Carriere mentioned that he drove by 111 Gehrke Place, prior to the planning agency meeting and sees no problem with the variance request. Ms. Dalton feels that since Ms. Hanke went through the proper process with the city for a variance, and since Ms. Hanke owns the parcel on the other side of the alley, which is also an unestablished alley, and because both the City Foreman Dennis Francis, and The Chief of Police, have no issues with the proposed variance, that the variance should be allowed. Mr. Carriere, and Ms. Dalton both recommended proceeding with the recommendation to approve the variance.

Review and Interpret Code Regarding Tiny Houses & Recommend Changes if Necessary.

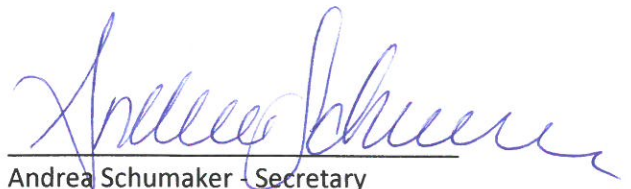
Mr. Carriere and Ms. Dalton reviewed Dale Baty's parcels that he would like to build tiny homes on. They also reviewed the code for language pertaining to minimum square footage and duplexes. The current code states that a minimum square footage of 500 sq ft is required for a residence. Mr. Baty's parcels are zoned in an area that allows for duplexes, and there was a question as to whether two tiny homes on one lot could be considered a duplex. 11.17.240 was reviewed pertaining to the definitions of a duplex. Ruth mentioned that a breezeway between two tiny homes may be sufficient for the requirements of a duplex. Mr. Carriere read the definition as an entire vertical wall. After discussion both agreed that two tiny homes on one lot would not be classified as a duplex even if there was a breezeway attached.

After further discussion Mr. Carriere and Ms. Dalton would like to research possibly recommending a change to the 500 sq ft minimum ordinance, as neither had an issue with tiny homes and felt that it could potentially bring further revenue into the city. Ms. Dalton would first like to speak with Mr. Baty, to see exactly what his plans are for the proposed tiny homes. Mr. Carriere and Ms. Dalton decided to set up a meeting with Mr. Baty within the next month to discuss his proposal. Further discussion on the possibility of recommending a change to the City Ordinance will take place at next month's Planning Agency Meeting.

Meeting adjourned at: 6:47



Gary Carriere – Chairperson



Andrea Schumaker - Secretary