

**MINUTES OF THE HUNTSVILLE TOWN
PLANNING COMMISSION MEETING**

MEETING DATE: September 7th, 2016
PLACE: Huntsville Town Hall, 7309 E. 200 S.
TIME: 7:00 P.M.

Commissioners: Ron Gault Karen Klein Brent Ahlstrom
 Preston Cox Rex Harris

Admin. Staff: Gail Ahlstrom Mike Engstrom

Excused: Sandy Hunter

Citizens: Chad Roberts Corinn Sebaske

Ron Gault called the meeting to order, there is a quorum present.

Chad Roberts Land Use Permit request: (228 S. 7100 E.) (See Attachment #1)

Chad Roberts said he is building Alan and Beckki Endicott’s home. The Endicott’s would like to live in the old home until the completion of their new home. They will have 6 months of occupancy of the new home to tear the old home down. Chad said the Endicott’s combined the two lots into one large lot and setbacks are within the required distances, 30’ off the front yard and 10’ off the sides. From 200 S. the home will be set 80 feet back, on the east side there will be 40 feet, and on the west property line there is 118 feet, and 152 feet from the back property line. These measurements are all well within setback requirements. Ron stated that someone from the PC will need to measure the setbacks before the cement is poured. **Ron made a motion to approve the Land Use Permit for the Endicott’s home.** Preston seconded. All votes aye. Motion passed.

<i>Roll Call:</i>	Yea	Nay	Yea	Nay	
Ron Gault	_X_	_____	Karen Klein	_X_	_____
Brent Ahlstrom	_X_	_____	Preston Cox	_X_	_____
Rex Harris		Absent			

Corinn Sebaske Land Use Permit request: (6764 E. 200 N.) (See Attachment #2)

Corinn Sebaske said she would like to fix some structural issues on the west side of the home and add enough space to fit a two car garage. Preston said he drove by the property tonight, and it was hard to tell where the property line was because some excavation work had been done. Corinn said it is at about 10-11’ off the side yard. She would like to make the garage at least 22’. There is a surveyor’s stake on the property by a telephone pole. Corinn feels that she is within the 10’ setback; she doesn’t want trouble with the neighbors. John Pierotti had a survey of his property done. She would like to use as much space as she can get. Ron asked if the footings are already in place, Corinn answered no, everything is on hold waiting for the Land Use Permit. She is trying to coordinate things before winter.

Ron remarked that when the forms are set to please let someone on the PC know so they can be measured before the cement is poured. Preston asked Corinn to talk to the contractor and ask him to give her 11' off the line just to be safe.

Ron said the PC has reviewed Corinn Sebaske's drawing and based on the information provided it complies with the setbacks. **Ron made a motion to approve the Land Use Permit for Corinn Sebaske.** Brent seconded. All votes aye. Motion passed. The Commissioners went to the Sebaske's property to look at the setback after the meeting was over.

	<u>Yea</u>	<u>Nay</u>		<u>Yea</u>	<u>Nay</u>
Roll Call:					
Ron Gault	<u> X </u>	<u> </u>	Karen Klein	<u> X </u>	<u> </u>
Brent Ahlstrom	<u> X </u>	<u> </u>	Preston Cox	<u> X </u>	<u> </u>
Rex Harris	<u> X </u>	<u> </u>	(Rex came in late)		

Review of Title 15.6.7: Side Yard Regulations: (See Attachment #3)

Ron passed out draft verbiage for Title 15.6.7: Side Yard Regulations. This will be on the next PC agenda but he wanted the commissioners to have some time to review it ahead of time. Setbacks were discussed in the Feb. 25th meeting, the May 26th meeting, and again in the June 23rd meeting. There was a question about if the setback is too close on one piece of property and a new home is built 10' off the side yard there won't be 20' between the two homes. The PC decided that it wasn't fair to punish the next door neighbor. Ron shared some proposed wording, instead of being in the definitions; Ron proposed to add it to the ordinance in the R-1 zone section. Ron is proposing the verbiage "the total width of the two required side yards shall be no less than twenty feet."

Ron also added a definition of a measurement. "If the wall is built straight up from the foundation, the measurement can be made from the foundation wall. If any portion of the structure, such as a roof eave, porch or patio extends more than 18 inches beyond the wall used to calculate the setback, the distance of that extension beyond 18 inches shall be added to the ten feet side yard measurement."

Karen made a motion to adjourn. Preston seconded. All votes aye.

Meeting adjourned at 7:35 P.M.

Gail Ahlstrom, Clerk/Recorder

Ron Gault, Chairman

