

CITY OF GRACE  
PLANNING & ZONING COMMISSION  
VARIANCE HEARING & REGULAR MEETING  
HELD ON OCTOBER 13, 2016

PRESENT: Chairman David Pristupa  
Commission Members: Don McLain, Sadie Sant, Kim Welch  
Zoning Clerk: Loy Raye Phillips

OTHERS PRESENT: Jackie Barthlome, Juanita McCurdy, Berdell McCurdy

Chairman Pristupa called the Variance hearing to order at 7:00 p.m. welcoming those present to the meeting.

Chairman Pristupa asked those in attendance to please state their name: Don McLain, Sadie Sant, Kim Welch, Loy Raye Phillips, Dave Pristupa, Juanita McCurdy, Berdell McCurdy, Jackie Barthlome.

Purpose of this hearing is to hear a Variance request from Berdell McCurdy, for a manufactured home being built in the Turner Subdivision.

Presentation of Applicant: Mr. McCurdy stated that the diagram had been submitted with the setting permit. Mr. McCurdy stated that the Variance would be for the front porch steps into the home and steps going into the rear of the home with a patio attached. Discussion was had on a rear deck across the rear of the home and a front deck in the front of the home with steps off each one. It will be basically a landing and not a deck in the front. The front will be six feet x eight feet (6'x8') in the front and will be ten feet x seventeen feet (10'x 17') for the deck on the rear of the home. Discussion of the Ordinances that are in place would require the house will need two different Variances. One Variance for the front yard setback and one Variance for the rear yard setback. Discussion was had on the coverage of the square footage which is 30.37% in an R-2 Zone.

Chairman Pristupa read the letters received from the property owners within three hundred feet (300'):

Marion Condie	Supports applicant's request
Wayne & Tina Bredehoft	Supports applicant's request
Isavel Rodriguez	Supports applicant's request
Jim & Donna Dexter	Supports applicant's request
Carol Lewis	Neutral

There is one neutral and the rest are all positive for the Variance to place the home there.

Question was asked that between third west and the garage there would be twenty six feet (26'). Discussion was had on the garage being accessed from the driveway which is twenty three feet six inches (23'6") from the garage to the property line and will be gravel on the west side. The front setback will be nineteen feet (19') to the front of the porch and the setback in the rear would be normally twenty feet (20) feet. The setback will be less than five feet six inches which is allowed by Ordinance. The house will be accessed by the third west street address.

Chairman Pristupa asked if there were any more questions for Mr. McCurdy if not a motion is needed to close the hearing.

Motion was made by Commission Member Sant to close Variance hearing # 2016-5 for Berdell McCurdy. Motion was seconded by Commission Member Welch. Motion passed unanimously.

Hearing adjourned at 7:08 p.m.

Discussion was had with Mr. McCurdy on how the City came up with the setbacks for the zoning ordinance when added to the City Code. Discussion was had on the City Attorney helping the City with this addition. Discussion was had on where twenty five feet start from on these roads. It should start from the crown of the road. When this was added there was nothing going on in a lot of the areas. The Commission thanked Mr. and Mrs. McCurdy for coming.

PRESENT: Chairman: David Pristupa  
Commission Members: Don McLain, Sadie Sant, Kim Welch  
Zoning Clerk: Loy Raye Phillips

Chairman Pristupa called the regular meeting of the Planning & Zoning Commission to order at 7:10 p.m.

Invocation: Chairman Pristupa  
Pledge of Allegiance: Clerk Phillips

Previous meeting minutes: Chairman Pristupa asked the Commission Members if they had any changes to be made to the minutes of the September 15, 2016 if not a motion is needed. Motion was made by Commission Member Sant to approve the minutes of the September 15, 2016 Variance hearing and regular meeting. Motion was seconded by Commission Member McLain. Motion passed unanimously. Chairman Pristupa stated minutes of the special meeting held on September 20, 2016 will be a good reference for us. There was a lot of discussion going on at that meeting. Chairman Pristupa asked if Commission Members had read the minutes of the September 20, 2016 meeting and are there any changes needed. Motion was made by Commission Member Welch to accept the minutes of the special meeting held on September 20, 2016. Motion was seconded by Commission Member Sant. Motion passed unanimously.

Report from City Council: Chairman Pristupa stated that the City Council had sworn in Kim Welch as a new member of the Planning & Zoning Commission on October 14. Chairman Pristupa presented the Zoning map that this Commission has been discussing, giving the City Councilmembers copies of what had been done up to this point.

The City Council has requested that the Planning and Zoning Commission come up with a date, to give to Mayor Barthlome for the City Council and the Planning and Zoning Commission to meet together to go over the changes, things and direction we need to go as far as changing some of the Ordinances, setbacks, etc. and the Comprehensive Land Use map if there are corrections to be made on what has been presented.

Changes can be made in the form of a Resolution so that the City Council can present it stating that these are the changes that are made and move to approve it. Discussion was held on a day that a joint meeting of the Planning & Zoning Commission and the City Council could be held. Discussion was had on holding this meeting before the City Councils first meeting in November and meeting with the City Council after their next City Council meeting and before Thanksgiving. Chairman Pristupa will check

with Commission Member Smith to see if Tuesday or Thursday is a day she could meet and then notify the Commission by email or text message.

Discussion on the map being far enough along that it was sent to Susan Lorenz, SICOG which will give Mrs. Lorenz a start. There were changes made in some of the Zones that we need to sit down and discuss with the City Council and make sure everything is okay.

Discussion was had on all of the Planning & Zoning Commission Members attending the joint meeting. The joint meeting will look at Ordinances and setbacks making sure they meet the needs for the City of Grace. There are a lot of small lots and questions need to be asked if these need to be looked at. Discussion was held on lot sizes and how these lots were designed. Discussion was had on the City Council, Superintendent Bredehoft and the Planning & Zoning Commission being able to do a proper map of the City and Impact Area. What is the true road width of the Cities side roads? Why the roads are all different widths? The Commission needs to get a game plan so that the Ordinances, maps, setbacks, and etc., giving some direction. Discussion was had on property owners making two lots into one by asking the County to make it one lot as long as there is no alley way between lots, the City could vacate the alley making it one parcel.

The Resolution was posted in the paper and so this Commission can meet on the second Tuesday in November which will be on the 10<sup>th</sup>.

Discussion was had on calling special meetings for Variances. These need to be presented in a timely manner. The Commission needs to be more diligent in passing Variances. Discussion was held on a five foot (5') setback in side yards. Back yards need to have twenty feet (20'). Should front and back yards be measured from the road to the alley rather than from the street to the fence line? The Ordinances are written to differentiate if it is the side yard it would be okay but if it is the back of the house to the property line then that would be twenty feet (20') for an R 2 Zone. Sometimes things are gleaned from other Cities Ordinances that do not fit a rural community. This Commission needs to look at what fits our community.

Chairman Pristupa asked for a motion to approve Variance Permit #2016-5 for Berdell McCurdy.

Motion was made by Commission Member Welch to approve Variance permit #2016-5 for Berdell McCurdy. Motion was seconded by Commission Member Sant. Motion passed unanimously.

Next meeting will be held on November 10, 2016 if the City Council accepted our change that they published.

Chairman Pristupa asked if there was any other business needing to be discussed if not is there a motion to adjourn.

Motion was made by Commission Member McLain to adjourn. Motion was seconded by Commission Member Welch. Motion passed unanimously.

Meeting adjourned at 7:35 p.m.

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ZONING CLERK

APPROVED \_\_\_\_\_  
CHAIRMAN

Date \_\_\_\_\_