

PLANNING & ZONING COMMITTEE

MAY 12, 2021

The meeting was called to order at 5:30 p.m. by Chairman Tim McCarthy. Committee members present were Cory Kuhlman, Tim McCarthy, and Barry VanHoozen. Also present were Kate Sandretto, Law Director, and Brody Walters, Planning and Zoning Administrator.

CITIZENS' CONCERNS

Mr. Walters stated that Greg and Karen Hazelton stopped in prior to the meeting because they had concerns about their property relative to the new land use plan. Mr. Walters said that he was able to address their concerns.

APPROVAL OF COMMITTEE MINUTES

There being no objections, the minutes of the April 15, 2021 meeting were approved.

DISCUSSION ON ARBORVITAE

Ms. Sandretto presented the Committee with a draft of changes to Section 1250.42, Fences, Walls, Structural Screens, Hedges and Screen Plantings based on past discussions with the Committee. She said that she added language indicating that "Fences and walls eight feet or higher not permitted, hedges and screen plantings of any height permitted" along rear lot lines and also along side lot lines to the mid-point, which should accomplish what the Committee is looking to do. The height limitations on ground plantings in front yards would remain the same. Ms. Sandretto's proposal made this change for R1 through R5 zoning districts. The Committee discussed whether this change should be made for other zoning districts. Mr. Walters recommend that it be included for R1 through R5, A1, RM, I1, I2, and INS zoning districts.

There was discussion about whether or not to include the change in commercial districts. Mr. Walters stated that he feels adequate screening for commercial districts can be accomplished with the options available.

The question was also raised about how this would affect residential corner lots because they have two front yards. Ms. Sandretto suggested that, if the property has "two front yards," one yard may have hedges and screen plantings of any height with BZA approval." Kevin Rantanen was present and said that he would rather see the language regarding height limitations for screen plantings be deleted altogether, but he noted that the changes were going in a decent direction. Greg Bade, Planning Commission member, asked if there would be any height limitation on the plantings in side or rear yards. Mr. McCarthy said there would not be, and Mr. Bade was concerned about that.

Ms. Sandretto stated that this would need to go back to the Planning Commission for its recommendation and then a public hearing would have to be held. The Committee agreed 3-0 to recommend that the proposed changes be sent on to the Planning Commission.

There being no further business, the meeting adjourned at 6:15 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairman
Planning & Zoning Committee

Next meeting: Wednesday, June 9, 2021 at 5:30 p.m.