

**5.02: Public Hearing: Consider Request for a Variance and Preliminary Plat Approval of Homestead Road Subdivision Located at 7131 166<sup>th</sup> Avenue NW (Project #16-32); Case of CTW Group, Inc.**

**Public Hearing**

Chairperson Bauer called the public hearing to order at 7:17 p.m.

**Presentation**

City Planner Anderson presented the staff report stating the City has received an application from CTW Group, Inc. (the "Applicant") seeking a variance to lot depth standards and preliminary plat approval for a proposed three (3) lot subdivision on the property located at 7131 166<sup>th</sup> Ave NW (the "Subject Property"). The Planning Commission reviewed the Sketch Plan at their November 3, 2016 meeting. There is an existing dwelling on the proposed Lot 2 that would remain with two (2) new, buildable lots being created, one on each side of the existing dwelling. Staff reviewed the request in further detail and recommended approval of a variance and the preliminary plat for the Homestead Road subdivision.

**Citizen Input**

Alexander Delendik, representative for Homestead Road, stated he specialized in the rehabilitation of properties. He explained the previous owners were trying to subdivide the 8 acres into five lots. He believed that his plan was a better fit for the neighborhood. He reported he was working with the City, the watershed district and the neighbors to ensure this was a positive development for the community.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to close the public hearing.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Brauer, Gengler, and Nosan. Voting No: None. Absent: Commissioner VanScoy.

Chairperson Bauer closed the public hearing closed at 7:26 p.m.

**Commission Business**

Motion by Commissioner Anderson, seconded by Commissioner Surma, to adopt Resolution #17-04-077 approving favorable Findings of Fact.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Surma, Brauer, Gengler, and Nosan. Voting No: None. Absent: Commissioner VanScoy.

Motion by Commissioner Anderson, seconded by Commissioner Brauer, to adopt Resolution #17-04-078 granting a Variance to lot depth for Lots 1 & 3, Block 1 contingent upon approval of the Preliminary Plat.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Brauer, Gengler, Nosan, and Surma. Voting No: None. Absent: Commissioner VanScoy.

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to recommend that City Council approve the Preliminary Plat contingent upon compliance with the Staff Review Letter.

Motion Carried. Voting Yes: Chairperson Bauer, Commissioners Anderson, Nosan, Brauer, Gengler, and Surma. Voting No: None. Absent: Commissioner VanScoy.