

6.03: Public Hearing: Consider Request for Variance for Minimum Lot Size for a Proposed Minor Subdivision at 16736 St. Francis Boulevard (Project No. 21-101); Case of Jethro Carpenter

Public Hearing

Chairperson Bauer called the public hearing to order at 7:21 p.m.

Presentation

Senior Planner McGuire Brigl presented the staff report stating that staff recommends adoption of Resolution #21-030 granting a variance to minimum lot size.

Citizen Input

Jethro Carpenter, applicant, commented that staff did a great job describing his request which is consistent with the surrounding neighborhood. He was available to address any questions from the Commission.

Gerald Ladwig, 5955 168th Avenue, stated that he is not concerned with the houses being built in that location. He commented that the noise from the gun range is a lot louder than he anticipated. He noted that the leaves in the summer help to mitigate that noise during the summer, but that noise increases in the winter. He asked if there would be something done to help mitigate that noise because it would be loud for the people that purchase the new homes.

Deputy City Administrator Gladhill stated that it has been several years since the gun range was approved. He stated that the soundproofing requirements were related to the building itself. He stated that staff has worked with the gun range in the past to work with the noise concerns. He stated that realistically the noise escapes through a Code required door. He stated that staff can speak with the gun range owners in attempt to discuss landscaping that could help to mitigate the noise.

Mr. Ladwig stated that a lot of the brush on the subject property helps to mitigate the noise, so when that is removed for the homes to be constructed that will increase the noise issues. He referenced the pond on his property and the path it follows. He asked if the property would be built up to create a ditch and not cause the water to flow back onto his property.

Mr. Carpenter stated that it is their intention not to remove more trees and brush than necessary and people tend to prefer that be used for screening. He appreciated the information from the neighbor and noted that they can attempt to plant additional landscaping to create a buffer for the new homes. He stated that both of the homes would have culverts under the driveway, noting that the water flows south and to the east to the Highway 47 ditch and through a culvert to the golf course. He stated that this would hopefully improve the drainage for the resident that spoke.

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

A roll call vote was performed:

Commissioner Anderson	aye
Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.

Chairperson Bauer closed the public hearing closed at 7:33 p.m.

Commission Business

Councilmember Musgrove commented that this appears to be a good and proactive step that will remove a driveway from Highway 47.

Motion by Commissioner VanScoy, seconded by Commissioner Peters, to adopt Resolution #21-030 Approving the Issuance of a Variance to Minimum Lot Size in the R-1 Residential (Rural Developing) District and Declaring Terms of Permit.

Further discussion: Commissioner VanScoy stated that because this is a variance, he wanted to be clear about the uniqueness of this request. He noted that this would remove an access from Highway 47 and is also a piece of property between commercial and a PUD and would still be significantly larger than adjacent residential lots. He noted that this lot split would still create two lots significantly larger than neighboring lots. Chairperson Bauer noted that the resolution addresses the adjacent lots and sizes. Commissioner VanScoy confirmed that the resolution is adequate and simply wanted those points noted as discussion.

A roll call vote was performed:

Commissioner VanScoy	aye
Commissioner Gengler	aye
Commissioner Anderson	aye
Commissioner Peters	aye
Chairperson Bauer	aye

Motion carried.