

Planning and Zoning Commission
Minutes
Tuesday, July 28, 2015

The Canton Planning and Zoning Commission met at the Canton Depot on Tuesday, the 28th of July, 2015 at 7:00pm with the following members present: Commissioners Jerry Chaon, Rick Thompson, John Devick and Chairman Tom Raymon.

Absent: Commissioner Tanya Iverson

Also present: City Manager Sean Pederson, Deputy Finance Officer Karen Leffler, Richard Ekle, LD Tiff, Geno Hart and Chuck Andresen.

Pledge was recited by all present.

CONSENT CALENDAR

Commissioner Thompson motioned and Commissioner Devick seconded to approve the consent calendar consisting of the 1) Minutes from July 14, 2015 and 2) Agenda. All Ayes. Motion carried.

VARIANCE HEARING – GENO HART – SETBACK FOR GARAGE

Chairman Raymon opened the hearing as the Board of Adjustments for the request for setback variance for a garage by Geno Hart at 323 West Second. Geno Hart introduced himself and explained what he was proposing to do and why he needed the variance for a 3 foot setback. Discussion ensued. Commissioner Chaon expressed concern about a 3 foot setback at the base and a 2 foot overhang. Commissioner Devick had inquiries regarding the length and width of the garage, the height of the sidewalls and would it blend in well with the rest of the neighborhood.

Mr. Hart had a letter of support from this neighbor, LD Tiff, regarding the setback. Rich Ekle, the neighbor to the south, expressed a high concern for the flood waters that would be shifting towards his property.

Chairman Raymon closed the hearing. Discussion ensued regarding the overhang. Commissioner Thompson motioned and Commissioner Chaon seconded to approve the variance request. Commissioner Thompson and Commissioner Chaon voted aye.

Commissioners Devick and Raymon voted nay. Motion did not pass.

Further discussion ensued. Commissioner Chaon motioned and Commissioner Thompson seconded to allow a 3 foot setback with an overhang of only 6 inches. Commissioners Thompson, Chaon and Raymon voted aye. Commissioner Devick voted nay. Motion carried.

DIALOGUE:

City Manager Pederson stated that there will be a hearing on the 11th of August and that Toby Brown from SECOG would be there to discuss the Comp Plan.

ADJOURNMENT

Commissioner Devick motioned and Commissioner Thompson seconded to adjourn. All Ayes.
Motion carried.

Meeting Adjourned

Karen K. Leffler
Deputy Finance Officer