

Meeting of the Planning Commission

July 13, 2017

Date: July 13, 2017

City of Tuscola

Agenda: Consider a proposed text amendment, submitted by Owen J Tucker, to change the text of the City Ordinances regarding Setback requirements. The Ordinances affected are 156.102, Table of Height and Area Regulations.

Minutes: The meeting was called to order by Secretary Jerry Reynolds in the absence of Chairman Steve Hilgendorf, at 7:00 PM. Roll call was taken and four members were present. Reynolds declared a quorum and continued by reading the request for Text Amendment. He noted that all applications were in order and fees paid. And informed the applicant that the Planning Commission’s findings would be forwarded to the city council, who makes the final decision. Also Present was City Administrator Drew Hoel, City building Inspector Mike Salmon and the applicant Owen Tucker.

Reynolds asked the applicant, Owen Tucker, if he would like to address the board with his request. He then gave a brief description of the request, provided photos, and explained he needed the setback change to increase the amount of space on the lot for home construction. He also stated that he wants to match the already constructed homes on barker street which have a reduced set back requirement.

Hastings asked Hoel to explain how the homes on Barker street had a reduced setback, and Hoel explained that anything plated before 1953 and when more than 50% of the homes shared a common setback that the reduction in current setback can apply to keep uniformity. The homes on Barker street are part of the Enterprise Addition

Reynolds asked why this was not taken care of in the original plating, to which Owen Tucker said it was his first development and he missed it in the planning.

Reynolds asked about what issues would be with parking, Owen said regular vehicles are close but if anyone had a large dually or van it may block the sidewalk. Owen suggested making the front 20 feet to make a longer driveway.

With no further discussion, there was a motion to recommend granting of the text amendment, with setback changes of 20-foot front, 6-foot sides and 18-foot 9-inch rear, to the council, for their consideration at the next regular council meeting. The motion was made by Jerry Reynolds and seconded by Randy Hastings. The motion passed with 4 Yeas and 0 Nay.

Roll Call for text amendment July 13, 2017

Name	Present	Absent	Yea	Nay
Brad Bennett		x		
Alan Hettinger	x		x	
Steve Hilgendorf		x		
Brett Adkisson	x		x	
Terry Poindextor		x		
Jerry Reynolds	x		x	
Randy Hastings	x		x	

