

Meeting of the Planning Commission and Zoning Board of Appeals
City of Tuscola

Date: January 17, 2019

Agenda The request is made by Andrew Pollock. The request is for a Single-family home located at 1150 CR 1050E., Tuscola. The property is zoned T, Transitional District, which does not allow a single-family home without a special use permit.

Minutes: The meeting was called to order by Chairman Steve Hilgendorf, at 7:30 PM. Roll call was taken and seven members were present. Hilgendorf declared a quorum and continued by reading the request for the Special Use application. He noted that all applications were in order and fees paid.

Hilgendorf asked the applicant, Andrew Pollock, if he would like to address the board with his request. Pollock gave a brief overview of the project of wanting to build a single-family home and post frame building.

Would be city water and septic system.

Pollock stated he is planning to build in Phases, 1 year for the shed and a year after to start the house.

Hilgendorf stated that if the special use is granted the 2-year special use expiration would need to be extended, along with reasonable terms for building an accessory structure before the primary.

Some concern was addressed about what happens if the post frame building is done and the house never gets started.

Bob Barker, Farmer of adjoining property talked about water drainage. He had no objection to the Special Use.

With no further discussion, Hilgendorf asked for a motion.

A motion was made by Bennett to approve the special use with a 3-year expiration and giving 18-24 months to have a primary structure built after the accessory structure, seconded by Hastings.

1150 CR 1050E Special Use Permit Motion

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

Meeting adjourned at 7:56pm.

Prepared by Secretary Reynolds and Inspector Salmon