

**Meeting of the Planning Commission and Zoning Board of Appeals.**

**Date: March 3, 2019**

**Agenda:** The first request is made by Heather Houser on behalf of Newt Investments. The request is for a group home located at 509 E. Northline Street, Tuscola. The property is zoned D-2, General Dwelling District, which does not allow a group home without a Special Use permit.

The second request is made by Heather Houser on behalf of Newt Investments. The request is for a group home located at 106 Fina Drive, Tuscola. The property is zoned D-2, General Dwelling District, which does not allow a group home without a Special Use permit.

**Minutes:** The meeting was called to order by Chairman Hilgendorf, at 7:00 PM. Roll call was taken and six members were present. Hilgendorf declared a quorum and continued by reading the requests for both Special Use applications, Also, present was Drew Hoel, City Administrator, Andrew Bequette, City Attorney, and Mike Salmon, City Building Inspector.

Hilgendorf asked the applicants if they would like address the board with their request.

David Armbrust, Newt Investments, gave a brief overview of the projects and a statement on fair housing. He handed each commission member additional information on group houses.

Bequette asked the applicant if this was everything they wished to submit for the Special Use and Armbrust answered yes.

Hilgendorf asked if anyone else would like to speak:

Bob Ard 510 E. Buckner Street, asked Armbrust some general questions about group homes and Armbrust answered.

Bob Sumpton 113 Fina Drive, asked questions about permitting and Hoel answered.

Reynolds voiced concern over lack of sidewalks and traffic on Northline.

Hilgendorf asked for any more questions. As there were none, Bequette read for the commission the conditions the last group home was given by the City Council.

With no further discussion, Hilgendorf asked for a motion for 509 E Northline Road.

A motion was made by Adkisson to approve with the conditions of no more than four individuals with intellectual disabilities and with twenty-four-hour supervision. The motion was seconded by Hettinger.

**Motion for 509 E Northline Road**

Name	Present	Absent	Yes	No	Abstain
Brett Adkisson	X		X		
Brad Bennett		X			
Randy Hastings	X			X	
Alan Hettinger	X		X		
Steve Hilgendorf	X		X		
Terry Poindexter	X		X		
Jerry Reynolds	X				X

Hilgendorf asked for a motion for 106 Fina Drive.

A motion was made by Adkisson to approve with the conditions of no more than four individuals with intellectual disabilities and with twenty-four-hour supervision. The motion was seconded by Poindexter.

**Motion for 106 Fina Drive.**

<b>Name</b>	<b>Present</b>	<b>Absent</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>
Brett Adkisson	X		X		
Brad Bennett		X			
Randy Hastings	X			X	
Alan Hettinger	X		X		
Steve Hilgendorf	X		X		
Terry Poindexter	X		X		
Jerry Reynolds	X			X	

Bequette reminded everyone this recommendation will be sent to the City Council.

Meeting adjourned at 7:22 PM.

Prepared by Secretary Reynolds and Inspector Salmon.