

P&Z Meeting May 19, 2022

Meeting called to order at 6:01PM

Member present: Danny Nortman- Chairman, Matt Brennan- Vice Chairman, Laura Fisher, Zac Bowman

Absent: Scott Evans, Steven Haffey, LuElla Fuhrmann

Visitors: Larry Wyrick, Mary Binder, Mayor Scott Neu (phone)

Establish a Quorum: Danny Nortman

Minutes: Motion: Zac Bowman **Second:** Laura Fisher **Vote:** 4-0

Citizen Comments: None

Consider/take action on any and all items relating to the Preliminary/Final Plat of 315 Hickory and 317 Walnut. A lengthy discussion took place regarding the platting of two lots. The commission reviewed the plat to discover that both lots require a 25' build line at the rear of the properties. The plat reflected the build lines in regard to the buildings, showing that the area would not allow for two 25' build lines on the properties. The commissioners discussed a number of options trying to resolve the build lines issues. Upon reviewing the engineer's letter regarding the plan review (which stated the "subdivision proposed would violate the building setback for the proposed Lot 20R"), a motion was made to deny the plat per the recommendation of the engineer. P&Z recommended the City Council to further review the plat to seek a possible solution for the owner of the properties.

Motion: Matt Brennan **Second:** Zac Bowman **Vote:** 4-0

Consider/take action on any and all items relating to the Final Plat of Nortman Estates, Section 7, owned by Michael Hermes. Chairman Nortman explained to the commission there was a sewer line extension installed to provide service to 731 E JM Lindsay. The sewer line was connected to city sewer lines at the area north of Lot 57 of subject plat. There was also a water line installed to provide future service to this residence. A 5.0' utility easement noted on the plat was discussed to determine if the easement was enough to allow for any repairs needed in the future. After a call with Mayor Neu, it was discovered that there will be a separate instrument provided, to be included with the plat, showing dedicated property for an easement. After reviewing the engineer's letter of recommendation, the commission voted to approve the plat.

Motion: Laura Fisher **Second:** Matt Brennan **Vote:** 3-0 (with Chairman Nortman abstaining due to possible conflict of interest)

Meeting adjournment: 7:11PM