

PLANNING & ZONING COMMISSION MEETING MINUTES

July 3, 2007 - 7:00 p.m.

Chairman Stafford called the meeting to order at 7:00 p.m. City Clerk Wells called roll. Commission members present: Glenda Miller, Ken Gabrys, Carl Opper and Harry Stafford. Commission members Jim Pagles, John Killeen and Mark Hinterlong were absent. Also present were Mayor Nolan, Community Development Director Santeler and Building Inspector Perkins.

Planning and Zoning Commission Minutes of June 5, 2006 – Approved

Moved by Opper, seconded by Gabrys to approve the minutes of the Planning and Zoning Commission meeting of June 5, 2007, as presented. Commission members voting aye: Glenda Miller, Ken Gabrys, Carl Opper and Harry Stafford. All ayes. Motion carried.

Frank L./Harriet A. Lenhart – Annexation and Zoning Property Located Adjacent to US Route 14 North

Chairman Stafford opened the hearing in the petition of Frank L./Harriet A. Lenhart for annexation and zoning of 18.72 acres and re-zoning of 3.5 acres (Lot 1 in Voss Subdivision Unit No. 2) located adjacent to US Route 14 North of Northfield Ave. The fees have been paid. The Certificate of Publication was noted and entered into the record. Certified notices were sent to adjacent property owners. Clerk Wells presented into record the signed petitions submitted by the petitioners.

Chairman Stafford asked for the identification of any objectors. There were none.

Petitioner Frank Lenhart was sworn in. Attorney Joel Berg was present on behalf of the petitioners and reviewed the petition to annex 18.72 acres and upon annexation, to classify the subject property B-3, R-T and R1A Use Districts and the petition to re-zone Lot 1 in Voss Subdivision Unit No. 2 from R-2 to R-T and B-3 Use Districts as depicted on the Zoning Plat. The subject property is surrounded on all four sides by the corporate boundaries of the City of Harvard. The petitioners are negotiating an annexation agreement with the City of Harvard which sets forth fee structures and contributions, continuation of a rental residence, and permitting the continuation of farming on that portion of the property that is being farmed until such time as the property is developed.

Chairman Stafford opened the floor to questions from the Commissioners. The Commission reviewed right of ways and the zoning of surrounding properties. Petitioner Frank Lenhart, 1208 Garfield St., and Attorney Berg addressed questions with respect to the future development of the property. Attorney Berg noted that when the proposed R-1A parcel is developed a plat of subdivision will be submitted for approval.

Support/Objections

No individuals were present on behalf or in objection to the proposed petition.

Moved by Miller, seconded by Gabrys to recommend to the City Council approval of the petitioner's request to annex the subject property as depicted on the Plat of Annexation and upon annexation, that the subject property be zoned B-3, R-T and R1A as depicted on the Zoning Plat. Roll call vote: Miller, aye; Gabrys, aye; Opper, aye and Stafford, aye. Motion approved four to zero.

Moved by Opper, seconded by Miller to recommend to the City Council approval of the petitioner's request to reclassify Lot 1 in Voss Subdivision Unit No. 2 from R-2 to R-T and B-3 Use Districts as depicted on the Zoning Plat. Roll call vote: Gabrys, aye; Opper, aye; Stafford, aye and Miller, aye. Motion approved four to zero.

The Planning and Zoning Commission's recommendation will be presented to the City Council at their meeting on July 10, 2007. Clerk Wells clarified that the Planning and Zoning Commission doesn't have any authority to make a recommendation with respect to the Annexation Agreement, but he will advise the City Council that the Annexation Agreement items as presented by Attorney Berg addressed the Commission's concerns for the subject property.

TEXT AMENDMENT

Mayor Nolan upon being sworn in, presented the City's petition for text amendments to the Zoning Code to amend Section 17.32.030(C), Parking Setbacks, Regulations and Section 17.32.030 (D), Access and noted that the proposed amendment will basically prevent individuals from paving their whole front yard. Moved by Miller, seconded by Opper to recommend to the City Council approval of the text amendments as presented. Roll call vote: Opper, aye; Stafford, aye; Miller, aye and Gabrys, aye. Motion approved four to zero.

The Planning and Zoning Commission's recommendation will be presented to the City Council at their meeting on July 10, 2007.

At 7:41 p.m., moved by Miller, seconded by Opper to adjourn the meeting. Commission members voting aye: Commission members voting aye: Glenda Miller, Ken Gabrys, Carl Opper and Harry Stafford. All ayes. Motion carried.

Submitted by:

City Clerk Andy Wells

Date: _____