



Approved 5/15/18

## CITY OF MILLERSBURG PLANNING COMMISSION MEETING

Tuesday, April 17, 2018  
6:00 p.m.

### Minutes

A. CALL TO ORDER: Commission President Jimmy Kirkendall called the meeting to order at 6:00pm.

B. PLEDGE OF ALLEGIANCE

ROLL CALL:

Members Present: Anne Peltier, Steve Vogler, Scott Stimpson, Dennis Gunner, Connie Lepin, Jimmy Kirkendall, and Ed Perlenfein

Members Absent: John Sullivan and Ryan Penning

Staff Present: Jake Gabell, Deputy Recorder; and Matt Straite, City Planner

C. MEETING MINUTE APPROVAL

1) Planning Commission Meeting & Public Hearing, 3-20-18

- i. Connie Lepin had a correction for the minutes regarding a double entry of an adjustment to lot #s. Correction was entered twice but should only show under SD 18-01, Westwood Estates.

Action: **Motion to Accept the Minutes as Amended made by Anne Peltier, seconded by Ed Perlenfein**

**President Kirkendall: Aye**

**Commissioner Gunner: Aye**

**Commissioner Lepin: Aye**

**Commissioner Peltier: Aye**

**Commissioner Perlenfein: Aye**

**Commissioner Stimpson: Aye**

**Commissioner Vogler: Aye**

Public Hearing opened by Commission President Kirkendall.

D. QUASI-JUDICIAL PUBLIC HEARINGS

- 1) Land Use File 18-01 Yutzie Partition. The applicant is requesting approval to partition 5.31 acres into 2 residential lots of 0.38 acres and 4.93 acres.

- i. City Planner, Matt Straite, presented a staff report for the Yutzie Partition.
  1. Mr. Straite made a correction to the staff report: there are no wetlands on the property, only a flood zone.
  2. Commissioner Lepin noted that in the staff report, all current structures on the property would be removed, and the applicant does not intend to remove any building.
- ii. Steve Yutzie, applicant, gave a presentation on his partition request. The applicant stated that he intends to sell the larger property and eventually place a manufactured home on the proposed smaller property.
- iii. Citizen Corbett Richards, 6218 Mesa Court, had several questions about the development of the property specifically around wetlands, the floodplain and building. Mr. Straite noted the applicant is not putting up a building and explained how the process works.
- iv. Citizen Don Miller, 2720 Millersburg Drive, a neighbor to the proposal, stated that he has no objections to the partition.

Public hearing on the application closed by the President.

Action: **Motion to Approve the Land Partition, as Amended to Exclude the Statement in the Staff Report that Applicant Intended to Remove All Buildings on the Property, made by Commissioner Perlenfein; seconded by Commissioner Peltier**

Discussion: Commissioner Lepin requested an amendment to the motion to exclude the statement in the staff report, which stated that the applicant intended to remove all the buildings on the property.

<b>President Kirkendall:</b>	<b>Aye</b>
<b>Commissioner Gunner:</b>	<b>Aye</b>
<b>Commissioner Lepin:</b>	<b>Aye</b>
<b>Commissioner Peltier:</b>	<b>Aye</b>
<b>Commissioner Perlenfein:</b>	<b>Aye</b>
<b>Commissioner Stimpson:</b>	<b>Aye</b>
<b>Commissioner Vogler:</b>	<b>Aye</b>

E. Meeting adjourned at 6:26 pm.

Respectfully submitted:



Jake Gabell  
Deputy City Recorder

Reviewed by:



Kimberly Wollenburg  
City Recorder