# **PLANNING COMMISSION**

**AND ZONING BOARD**

# **AMENDED MINUTES**

MEETING DATE: Tuesday, May 31, 2022 Called meeting to order 4:12 PM

In Attendance: Commissioner Shawn Swartzentruber, Mayor Jeff Wise, Alderperson’s Robin Lawson, Kellie Ferrell, & Bob Porth, Tom Bookwalter, Dawn Layden, via zoom Commissioner Charlene Ervin, Treasurer Edye Bookwalter, Alderperson Stephen Eyrich, Via Phone call Alejandro Limon, and Lourdine Florek with Just the Facts.

A stop work order was issued to Alejandro Limon on 5/19/22 for the garage he is building on his property at 904/906 E Young Ave.

Limon described his intention for the new building he is building at 904/906 E Young Ave. It is to be for personal use for his vehicles and not a business. He may add a loft area. Sidewall height 12 feet and total height 27 feet. Total dimensions of building 48 x 56. Limon stated he told the builders to not exceed 10 foot sidewalls. When he came home from work, the walls were already built to 12 feet. JS Construction is doing the work.

Wise, along with Tom Bookwalter mentioned complaints from residents concerning the height of the sidewalls and total height overall. Ordinance only allows for maximum of 10 foot sidewalls. The properties are zoned R-1 which only allows for 1 story but does not specify total height measurement. The building does not exceed the 30% rule where building cannot exceed more that 30% of property because Limon owns 2 lots as one property. Bookwalter stated he mentioned the ordinance regarding the side wall height and where to find all of the building ordinances to Limone. Limone was asked about electrical and plumbing work. He said he has no plans at this time due to money constraints. Limone was told he could not have a floor drain that would drain into the sewer system and the County Health Department governs this.

I was decided the only issue with this building is the 12 foot sidewalls. Measurements have not been taken by the commission of the walls at this time. This is something that needs to be done. There was discussion over the building plans that were submitted.

There is not a quorum for the Planning Commission to decide on what to do with the issue. There will be another meeting scheduled.

Adjourn: 4:46 PM

Dawn Layden, Planning Commission Secretary