



City of Highland

Department of Economic and Community Development

Building & Zoning Division

City of Highland Combined Planning and Zoning Board Minutes of July 11, 2018 Meeting

Chairperson B. Korte called the meeting to order at 7:00 P.M. Members present were J. Korte, Harlan, Koehnemann, Gallatin, Vance, Lodes and B. Korte. Also present were City Attorney McGinley, Interim Building and Zoning Supervisor Hanson, and Building Inspector Stock.

Minutes

Chairperson Korte called for a vote to approve the revised minutes from the meeting of May 2, 2018.

- Motion on Minutes
 - Motion made by Vance, seconded by Harlan to approve minutes. 7 Ayes, 0 Nays – Motion passed.

Chairperson Korte called for a vote to approve the minutes from the meeting of June 6, 2018.

- Motion on Minutes
 - Motion made by Harlan, seconded by Lodes to approve minutes. 7 Ayes, 0 Nays – Motion passed.

Public Comment

Chairperson Korte opened the Public Comment Section of the meeting. Hearing nothing, Korte closed the Public Comment Section. Two members of the public, applicants James and Rita Schafer, were in attendance.

Public Hearing and Items Listed on the Agenda

Chairperson Korte administered the oath to two people in the audience in the event that they wished to speak on any topic.

Agenda Item a – Chairperson Korte opened the public hearing regarding the request for a 10 foot rear yard setback instead of the required 20 foot rear yard setback for the single-family residential structure at 50 Willow Lane (Lot 18 of Evergreen Court), prior to the vote.

- Harlan asked if a blanket variance would allow residents to make future expansions without another variance. Hanson advised that is correct.
- J. Korte inquired about the wording for notching out vs. blanket variances. Hanson advised this would be only for area on site plan, and staff would catch an expansion that didn't adhere to original site plan.
- Applicant and resident of property James Schafer expressed his reasoning for this request.

- B. Korte verified whether the applicant is fine with notched variance, and inquired about backyard neighbor's perspective. Schafer advised neighbor does not oppose the addition, and they intend to have privacy blinds.
- J. Korte verified current rear privacy fencing.

Chairperson Korte closed the public hearing for this matter.

- B. Korte asked whether the house to the south of the property has obtained a variance. Hanson advised he would need to check the records.
- Gallatin, J. Korte, Lodes, Harlan and B. Korte discussed the need for a notched variance vs. a blanket variance.
- Stock verified size of easement and that there is a sump line.
- **Motion on Amendment**
 - Motion was made by Gallatin, seconded by J. Korte to include the variance being limited to the notched proposal as noted on page 4 of packet and limited to the dimensions stated on site plan and no encroachment to the utility easement will be allowed by any structure. 7 Ayes, 0 Nays. Motion passed.
- **Vote on Motion**
 - Motion was made by Vance, seconded by Harlan to approve the variance. 7 Ayes, 0 Nays. Motion passed.

Agenda Item b – Chairperson Korte opened the public hearing regarding the request to amend Section 90-201 Table 3.1.B of the City of Highland Zoning Code to allow Solar Energy Farms within the Industrial zoning district.

- B. Korte raised the point of safety officials accessing the property in the event of an emergency if the property is locked up and unattended. McGinley advised there is something along the lines of a lock box, specifics unknown at this time. This was discussed and believes there is a solution to this.
- B. Korte addressed the issue of fire departments getting into a large locked gate. Hanson advised he will discuss this with Chief Wilson. J. Korte suggested addressing this with interior roadways with statement about EMS/Fire Chief's approval of after-hours access plan.
- Item 13 was discussed, with B. Korte noting an error to be changed.
- Questions regarding provisions for upgrading equipment, time periods for SUPs, ownership of SUPs, the issue of abandonment, traffic and utility plans, the necessity of this development, and the implementation of inspections were discussed.

Chairperson Korte closed the public hearing for this matter.

- Based on discussion, motion to table requested until maintenance plan, provision for upgrading equipment, co-ordination with utility on power transmission plan are addressed.
- **Motion on Item b**

- Motion was made by Vance, seconded by Harlan to table the matter. 7 Ayes, 0 Nays. Motion passed.

Agenda Item c – Chairperson Korte opened the public hearing for a text amendment to Chapter 90 of the City of Highland Zoning Code. No questions or comments from the public. Public hearing was closed by Chairman Korte.

- **Motion on Item c**
 - Motion was made by Harlan, seconded by Gallatin to table to matter. 7 Ayes, 0 Nays. Motion passed.

Motion to adjourn– Motion passed – 8:16 P.M.