



Minutes of the Planning Commission held on Tuesday, April 25, 2023, 5:59 pm

1) **Call to Order**

2) **Pledge of Allegiance**

3) **Roll Call**

Planning Commission Members Present: Lynn Clancy, Jeff Wagner, John Comi, Jared Miller, and Christie Sheets

Planning Commission Members Absent: None.

City Officials Present: Nathan Leppo, and Jami Lord-Smith

4) **Approval of Minutes**

4.1) Approval of April 14, 2023 Minutes

PC 04-11-23 Minutes - Draft 

Motion made by Lynn Clancy seconded by Jeff Wagner to approve 4) Approval of Minutes. Vote – Yeas: Lynn Clancy, Jeff Wagner, John Comi, Jared Miller, Christie Sheets. Nays: None. Motion carried unanimously.

5) **Old Business**

Mr. Leppo: I did want to mention we've been reaching out to the sign company and church from the last meeting and have not heard anything. We will continue to try and reach out and let them know what the deadline is and inform you accordingly for whatever their plans are, but at this moment they've gone silent.

6) **New Business**

- 6.1) PC - 2023-005 - 3788 Gilbert Road - Conditional Use / Variance - Accessory Structure Height
Applicant: Philip Wightman
Owner: Philip Wightman
Location: 3788 Gilbert Rd. (Parcel #56-08389)
Acreage: 2.66 acres
Zoning: R-3 – Residential
Request: Section 1143.02(b) - Requesting approval of a Conditional Use to allow an accessory building larger than 1,200 sq. ft. on a lot larger than 2 acres.
Section 1143.07(c) - Requesting approval of a Variance to allow an accessory

building to exceed the maximum height of 15 ft. measured at the midpoint of the peak and eave of the roof.

PC 2023-005 Map

PC 2023-005 Complete Packet

Mr. Leppo: The Gilbert Road overlay in this case will not apply. For your knowledge, this is an overlay we have on Gilbert Road that was supposed to emphasize office buildings and in today's market that's almost dead in the water. The underlying zoning remains as R-3. The business item that we're here to review, there are two, Conditional Use Approval for an accessory building on a large lot (anything over 2 acres) and then Accessory Structure Height. (Mr. Leppo showed a zoning map) Graham Road is just to the south, this is Lowe's and this is Walmart. This is on the backside almost at the end of the road, it's actually quite beautiful back there. The applicant proposes to construction a 1,590 accessory building in the rear yard. We have seen this one before, the applicant I've been told has listened to the comments and input and it's been reduced to 1,590 square feet. For large lots we measure the midpoint, which is confusing, essentially it's a 3 foot variance that's being requested. There's also these requirements, I'll give you a chance to just read through it but it's basically just laying out what our options are as reviewers. Based on the code they could go up to 2,900 square feet with a Conditional Use permit based on the size of their property. They're meeting all of these. For existing conditions, again it's the house with a wooded lot in the back. It's very sparsely populated and to be quite frank in BZA we've approved a lot of these large buildings in Gilbert in this area. This was the original site plan. You'll notice it was originally 40x60 and it'll always remain 30 feet away from the side line based on the setback. So it's still 30 feet off that side property line, just slightly smaller and reconfigured. Then this is the mid-point. It's a 3 foot variance. The mid-point is measured from both ends, so 18 feet is where the mid-point lands on this one with a total height of 20 feet again with a 3 foot variance.

Mr. Miller: Any questions from the committee? (No questions). Any questions from the audience? (No questions).

Motion made by Jeff Wagner seconded by Christie Sheets to approve 6.1) PC - 2023-005 - 3788 Gilbert Road - Conditional Use / Variance - Accessory Structure Height

Applicant: Philip Wightman

Owner: Philip Wightman

Location: 3788 Gilbert Rd. (Parcel #56-08389)

Acreage: 2.66 acres

Zoning: R-3 – Residential

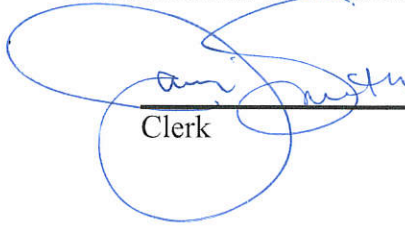
Request: Section 1143.02(b) - Requesting approval of a Conditional Use to allow an accessory building larger than 1,200 sq. ft. on a lot larger than 2 acres.

Section 1143.07(c) - Requesting approval of a Variance to allow an accessory building to exceed the maximum height of 15 ft. measured at the midpoint of the peak and eave of the roof.. Vote – Yeas: Lynn Clancy, Jeff Wagner, John Comi, Jared Miller, Christie Sheets. Nays: None. Motion carried unanimously.

7) Adjournment

Motion made by Christie Sheets seconded by John Comi to adjourn 7) Adjournment. Vote – Yeas: Lynn Clancy, Jeff Wagner, John Comi, Jared Miller, Christie Sheets. Nays: None.

Motion carried unanimously.


Clerk


Chairman