

## **Huxley Planning and Zoning Commission**

November 26, 2013 Regular Meeting

7:00 PM – Huxley City Hall, Council Chambers

**1.0) CALL TO ORDER AND ROLL CALL:** Vice Chairman Schonhorst called the Meeting to order at 7:00 PM. P&Z members present:

Seana Godbold, Larry Wilson, Mike Schonhorst and Leila Gardunia. Absent – Roger Bierbaum, Gordon Mosher and Dave Rietz.

**Staff present:** Justin Moore- Zoning Administrator; Jim Nervig-City Attorney

**Guests present:** Chris Gardner-Bella Homes; Bob Gibson-Civil Design Associates; Denny Bernholz- Safe Building.

### **2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:**

**2.1) September 25, 2013 Regular Meeting** – Motion by Wilson to approve the minutes of the September 25, 2013 meeting. Second by Godbold. **4 Ayes, 0-Nays.** Motion passed 4-0.

### **COMMISSION AGENDA ITEMS**

#### **3.0) DISCUSSION AND POSSIBLE ACTION ON A SITE PLAN SUBMITTED FROM BELLA HOMES FOR CONSTRUCTION OF A NEW OFFICE BUILDING AND STORAGE FACILITIES AT 506 EAST FIRST STREET.**

- Commission members reviewed a site plan submitted by Bella Homes for a new building and storage sheds at 506 East First Street.
- Zoning Administrator Moore stated that the city engineer had reviewed the plan and recommended approval. Also, the site met all M-1 zoning requirements.
- Chris Gardner, owner of Bella Homes, asked the commission if he could install a second smaller entrance to the east of the larger main entrance. Gardner stated equipment access as reasoning and that most other properties in the area have more than one entrance.
- Vice Chairman Schonhorst asked Justin Moore if there was anything in the city code, aside from SUDAS that did not permit a second entrance. Moore replied there was nothing that he could see aside from the SUDAS specifications.
- The commission discussed the proposal to waive the SUDAS requirements on entrances and agreed to recommend in this case that the SUDAS specification on number of entrances be waived to allow for a second entrance at the site, given that no other areas of city code did not permit it.

**Motion by Gardunia to allow for a second entrance by making an exception to SUDAS and recommend approval to City Council. Second by Wilson. Motion Carried- 4-0.**

#### **4.0) DISCUSSION AND REVIEW OF THE R-2A PATIO HOMES SECTION OF THE ZONING CODE WITH REGARD TO DRIVEWAY CONSTRUCTION REQUIREMENTS.**

- Zoning Administrator Moore advised of new bi-attached home being built at 409 and 411 West Centennial Drive. The driveway has been installed with a gap between the two driveways as opposed to them being joined together, as directed in the R-2A bulk regulations. Moore stated that either a waiver needs to be given, or the commission discuss the reasons for the ordinance. Moore stated that the regulation stems from trying to make sure there aren't numerous curb cuts in situations like this which can make street maintenance difficult if there are a lot of bi-attached properties in one area.
- The commission discussed several options in the matter. After discussion on it Vice Chair Schonhorst asked City inspector Denny Bernholz what his thoughts were and how many other communities had regulations like this. Bernholz replied most communities don't dictate that the driveways on these types of developments have to be joined. City Attorney Nervig stated that there are good legal reasons for not having adjoined drives.
- The commission discussed more and then Vice Chair Schonhorst asked Zoning Administrator Moore to draw up amended ordinance language that strike the requirement for having joined driveways from the R-2A bulk regulations.

**Motion by Wilson to strike a portion section 3 item C in Chapter 165.23 regarding driveway regulations in the R-2A district. Second by Godbold. Motion Carried 4-0.**

**6.0) ADJOURNMENT**

**It was moved by Wilson and seconded by Gardunia to adjourn. 4Ayes, 0-Nays. The Planning & Zoning Commission stood adjourned at 7:06pm.**

Minutes by Mike Schonhorst  
P&Z Secretary

**Upcoming Meetings**

- December Meeting- Monday December 16, @ 7:00pm at City Hall
- January Meeting- Monday January 20, @ 7:00pm at City Hall