

RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held February 18, 2025

Call to Order

Meeting called to order at 6:01 PM.

All Planning Commission members were sworn in prior to the start of the meeting.

Kevin Howard	Member	Present
Caleb Stapleton	Member	Present
Tom Watts	Member	Present

Staff Present: City Planner Nick Sorice; Building and Zoning Administrator Brent Carpenter; Clerk of Council Karen Powell

Approval of Minutes

Planning Commission Meeting Minutes - November 19, 2024

Mr. Stapleton asked if there were any changes or corrections to the November 19, 2024, Planning Commission meeting minutes. Mr. Stapleton moved to approve; Mr. Howard seconded the motion.

RESULT: Passed (*Yes 2, No 0, Abstained 1*)

MOVER: Caleb Stapleton

AYES: Caleb Stapleton, Kevin Howard

NAYS: None

ABSTAIN: Tom Watts

Mr. Watts nominated Mr. Stapleton as Planning Commission Chair.

RESULT: Passed (*Yes 2, No 0, Abstained 1*)

MOVER: Tom Watts

AYES: Tom Watts, Kevin Howard

NAYS: None

ABSTAIN: Caleb Stapleton

Mr. Stapleton nominated Mr. Howard as Planning Commission Vice Chair.

RESULT: Passed (*Yes 2, No 0, Abstained 1*)

MOVER: Caleb Stapleton

AYES: Caleb Stapleton, Tom Watts

NAYS: None

ABSTAIN: Kevin Howard

Business

S-01-2025 Presentation - 3612 Beechgrove Road - Minor Subdivision Replat

City Planner Nick Sorice said this case is for a minor subdivision replat of the property at 3612 Beechgrove Road. He provided maps of the three parcels to the commission members for review. Mr. Sorice reported that the replat consists of City Lot Numbers 1571, 1572, and 1573. He stated the owner is Robert Engle, and the current zoning district is R-2, which is a standard single-family home zoning district. He said the replat of Lot Numbers 1571, 1572, and 1573 will form Lot Number 5677 and will total 0.221 acres in size after the combination of lots. He said this replat is a formality for the construction of a new single-family home as construction

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cannot occur across lot lines. He noted that the current structure will be demolished and a new property will be built. He informed the commission that the Technical Review Committee, which consists of City Manager Mike Davis, City Planner Nick Sorice, Fire Inspector Doug Hatcher, City Engineer Lauren Alvarado, Building and Zoning Administrator Brent Carpenter, and Community Development Secretary Beth Waters, has no objections to the replat for the purposes outlined as this replat will enhance the neighborhood and bring a new house to the City of Moraine.

Mr. Watts asked if the size of the lot aligns with the new Comprehensive Plan for residential lot sizes.

Mr. Sorice replied that the lot frontage has to be at least sixty (60) feet in an R-2 zoning district. He noted these three lots are small, and this replat will allow construction at this location. He said new home construction is part of the Comprehensive Plan and outlined therein. He noted that having larger lots and new homes in this area of Moraine is something the City is aiming for in the Comprehensive Plan.

Mr. Stapleton made a motion to approve the application for Case No. S-01-2025

RESULT: Passed (*Yes 3, No 0, Abstained 0*)
MOVER: Caleb Stapleton
AYES: Caleb Stapleton, Kevin Howard, Tom Watts
NAYS: None
ABSTAIN: None

Other Business - None

Adjournment

The meeting adjourned at 6:06 PM.



ATTEST: City Planner, Nick Sorice



ATTEST: Clerk of Council, Karen Powell