

RECORD OF PROCEEDINGS

Minutes of Planning Commission

Held December 19, 2023

Call to Order

Planning Commission Meeting Call to Order at 6:00 PM

John Shady	Chair	Present
Chris Hoffman	Member	Present
Dave Rodehaver	Member	Present

Staff Members Present: City Manager Michael Davis, City Planner Nick Sorice, and Clerk of Council Amy Brown.

Approval of Minutes

Planning Commission Meeting Minutes - August 22, 2023

Mr. Shady asked if there were any changes or corrections to the August 22, 2023 Planning Commission meeting minutes. Hearing none, the minutes were approved as submitted.

Business

S-03-2023 - 3409 Cozy Camp Road

Mr. Sorice reported this application is from Thomas Marsh of McDougall-Marsh on behalf of Jared Uzhca of 3409 Cozy Camp Road. He explained this would be for a subdivision replat, and the proposed subdivision would reconfigure three City lots, 1821, 1822, and 1823 into one new lot totaling .2651 acres +/- . He noted the current intended land use is zoned residential R-2 with a single family housing structure, and added all surrounding properties are also zoned residential with similar single family uses. He stated the combination of the three existing lots are all under the same ownership, and remarked the single family structure is on lot 1822 with a driveway access on lot 1823 and west side yard on lot 1821. He reported this replat would alleviate the current non-conforming status of the single family structure encroaching on lot 1823 where the driveway access is also located. He noted this site is located in the Miami Shores Section 2 neighborhood which consists of all residential single family properties. He commented the Moraine Airpark is further south and the City's Payne Rec Center is along the west perimeter, and added to the north, south, east, and west of the property is zoned R-2, single family residential. He explained the combining of the residential lots does not hinder or have an impact on the comprehensive plan. He noted staff recommends approval of the proposed record plan as the proposal is compliant with the relevant provisions of the zoning code.

Mr. Rodehaver made a motion to approve the application for 3409 Cozy Camp Road.

RESULT: Passed, *(Yes 3, No 0, Abstained 0)*
MOVER: Dave Rodehaver
AYES: John Shady, Dave Rodehaver, Chris Hoffman
NAYS: None

Other Business - None

Adjournment

Adjournment at 6:08 PM

RECORD OF PROCEEDINGS

Minutes of **Planning Commission**

Held **December 19, 2023**



John Shady



ATTEST: Clerk of Council Amy Brown