



Culver Planning Commission Meeting Minutes

July 21, 2020

Summary of Council Actions:

Items	Motion Made By	Seconded	Vote (For – Against - Abstained)
Motion to approve the June 2020 minutes.	Mr. Osborne	Mr. Peterson	7 – 0 – 0 Approved
Motion to Adjourn	Mr. Peterson	Mr. Gut	7 – 0 – 0 Approved

1. Call to Order

President Barry McManaway called to order a regularly scheduled meeting of the Culver Plan Commission at 6:30 PM on July 21, 2020, via Microsoft Teams.

2. Roll Call

Mr. Fox conducted roll call. The following members were present: Barry McManaway, Pete Peterson, Wayne Bean, Dan Osborn, Joel Samuelson, Andrew Strati, Don Fox, and Building Commissioner Chuck DeWitt.

3. Pledge of Allegiance

Led by Mr. McManaway

4. Approval of June 2020 Minutes. Mr. Osborne moved to approve the minutes. Mr. Peterson seconded. The motion was approved 7-0-0.

5. Old and New Business

4.1 Unsafe Buildings Report

Mr. Fox asked about the status of the house at 709 Obispo. Mr. DeWitt reported that the new owner, Kathy Russell, has not made any progress on that property. Attorney Bill Clevenger will be moving the matter the court.

Mr. Fox also asked about the Beste PUD that had been approved for west of the high school. Mr. McManaway noted that Mr. Beste had received an extension of the PUD, but there has been no movement on the project.

Mr. Gut asked about the Hopple property. Mr. DeWitt said Mr. Hopple will be appearing again before the Unsafe Building Committee on July 23rd.

Mr. Gut asked about the Botsma property at the corner of West Jefferson and highway 17. Mr. DeWitt says it looks bad on the outside, but it appears to be safe.

4.1 Setbacks

Mr. McManaway brought up the issue of setbacks, which had been discussed at the June meeting. He noted that in R1 and R2 districts, we have always had 25' setbacks in the front yard for a primary structure. The setback in the rear yard for accessory structures is 10' (except for corner lots, which have 25' setbacks.) L1 has a 25' setback for the front (Lake side) yards.

Mr. Gut said he felt a 25' rear yard setback for a primary residence and 10' rear yard setback for an accessory structure was reasonable.

Mr. DeWitt noted that there were some lots that couldn't be built upon without a variance from these setbacks, and if there were a lot a variances being requested we might not be doing the best we can as a Plan Commission with the ordinance.

Mr. Fox brought up that at page 82 of the zoning ordinance it says that accessory structures are generally permitted within 10' of the rear property line, but that language is not reflected in the sections dealing with R1 and R2 for example. It might not be clear to someone unfamiliar the zoning ordinance that they needed to refer to a separate section for information on accessory structures.

There seemed to be some consensus that a 10' setback in the rear yard for an accessory structure was reasonable.

Mr. DeWitt noted that in L1, the setback for primary residence from the Lake was 25 feet.

It was also noted that on page 22 of the ordinance, S1, the illustration inaccurately shows a 15' rear yard setback, while the language of the ordinance accurately states the rear yard setback is 25'

Mr. DeWitt will draft some clarifying language to bring to the August Plan Commission meeting.

Mr. McManaway emphasized that the language of the ordinance needs to reflect the Plan Commission's intent, and that might not be clearly reflected in the current language.

6. Building Commissioners Report

Mr. DeWitt reported he gets 1 to 3 calls almost every day from people interested in purchasing properties in Culver. These are not just Lake side properties. People are looking for fixer uppers in town and around town. Properties are going for more than they have in the past, and that's not just around the Lake. He said there seems to be a lot of people who want to move here and retire. In 10 years on job, DeWitt said has not seen anything like this. There is also some interest in commercial properties but the majority have been about residential properties.

7. Citizen Input

Mr. Kevin Berger said the Commission needs to be careful with L1 and accessory structures on the Lake side (front yard) to preserve sight lines. Mr. McManaway noted this was further complicated on the East Shore which is a State highway.

Mr. DeWitt said that in R2 the setback from a State highway is 85' from the center line.

8. Commission Member Concerns and Input

Mr. Bean asked about 606 Peru Court and if that was an example of s structure where there may have been confusion about setbacks.

Mr. McManaway welcomed new member Andrew Strati.

9. Motion to Adjourn. Mr. Peterson moved to adjourn. Mr. Gut seconded. The motion was approved 7 – 0 – 0. The meeting adjourned at 7:15 PM.

Minutes approved by:

Barry McManaway

Pete Peterson

Chester Gut

Wayne Bean

Don Fox

Dan Osborn

Joel Samuelson

Andrew Strati