



Culver Planning Commission Meeting Minutes

November 17, 2020

Summary of Council Actions:

Items	Motion Made By	Seconded	Vote (For – Against - Abstained)
Motion to approve the October 2020 minutes.	Mr. Gut	Mr. Peterson	7 – 0 – 0 Approved
Motion to open public hearing 2020-003P Preliminary Subdivision Application for Perry Point, 894 East Shore Drive	Mr. Strati	Mr. Osborn	7 – 0 – 0 Approved
Motion to close public hearing 2020-003P Preliminary Subdivision Application for Perry Point, 894 East Shore Drive	Mr. Peterson	Mr. Gut	7 – 0 – 0 Approved
Motion to approve Preliminary Subdivision Application for Perry Point, 894 East Shore Drive	Mr. Peterson	Mr. Strati	7 – 0 – 0 Approved
Motion to open public hearing 2020-004P, replat of 416 Harding Court	Mr. Peterson	Mr. Strati	7 – 0 – 0 Approved
Motion to close public hearing 2020-004P, replat of 416 Harding Court	Mr. Peterson	Mr. Gut	7 – 0 – 0 Approved

Motion to approve replat of 416 Harding Court	Mr. Peterson	Mr. Strati	7 – 0 – 0 Approved
Motion to Adjourn	Mr. Gut	Mr. Osborn	7 – 0 – 0 Approved

1. Call to Order

President Barry McManaway called to order a regularly scheduled meeting of the Culver Plan Commission at 6:32 PM on November 17, 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, Chester Gut, Andrew Strati, Don Fox, and Building Commissioner Chuck DeWitt. Joel Samuelson was absent.

3. Pledge of Allegiance

Led by Mr. McManaway

4. Approval of October 2020 Minutes. Mr. Gut moved to approve the minutes. Mr. Peterson seconded subject to fixing a typographical error. The motion was approved 7-0-0.

5. Old Business

Mr. McManaway brought up the sign referred to at the southwest corner of 10, 17, and Thom Rd. It was blown over in the recent windstorm. Mr. McManaway said it doesn't appear to have been in use.

Mr. DeWitt said it looked like an old sign not in use, but he will keep an eye on it.

Mr. Gut inquired about the Hopple property. Mr. DeWitt said the Town attorney is just waiting for a court date.

Mr. Gut asked about old City Tavern property. Mr. Leist said the Town has foreclosed and it will go up for auction in January with a minimum bid in the range of \$106,000 to \$107,000.

6. Public Hearing 2020-003P for Final subdivision Application for Perry Point, 894 East Shore Drive

Mr. Strati moved to open the public hearing. Mr. Osborn seconded. The motion was approved 7-0-0, and the hearing was opened at 6:51 PM.

There was no public comment or input.

Mr. Peterson moved to close the public hearing. Mr. Gut seconded. The motion was approved 7-0-0, and the hearing was opened at 6:52 PM.

Mr. Peterson moved to approve the subdivision a presented to the Commission. Mr. Strati seconded. The motion approved 7-0-0

7. 2000-004P replat of Harding Court

Mr. Peterson moved to open the public hearing. Mr. Strati seconded. The motion was approved 7-0-0 and the hearing opened at 6:57PM.

Dean and Sarah Jones 416 Harding Court appeared before the Commission. The purpose of their request to replat is to accommodate an addition to their home. The current lot is too small to meet setbacks. Over the summer they worked to buy 12 feet X 130 feet of the neighbors' property to accommodate the addition. Mr. Gut asked about the neighbors' small shed that would be overly near the property line. The Jones said the neighbors will also relocate a small shed to conform to setback requirements.

There was no public input.

Mr. Peterson moved to close the public hearing. Mr. Gut seconded. The motion to close was approved, and the public hearing closed at 7:03 PM.

There was further discussion about the neighbors' shed and whether the replat could be conditioned on the neighbors moving the shed. Mr. DeWitt suggested getting a written statement from the neighbors, the Green's, to commit to moving the shed.

Mr. Peterson moved to approve replat subject to the Jones' submitting a written agreement with the Greens to move the shed within 90 days of the October meeting to conform to the Zoning Ordinance setbacks. Mr. Strati seconded, and the motion was approved 7-0-0.

8. Member Concerns

Mr. Peterson ask about a blank sign board at the southwest corner of 17 and 10 and Thorn Road. He said it looks like it's been there forever and only recently noticed it. No one else seemed to have noticed it, but several members said they would take a look.

9. Building Commissioners Report

Mr. DeWitt said there are some issues with houses being re-built on the existing footprint. He feels that some of these re-builds may encroach on roads and alleys. He mentioned the Craig residence now being re-built on the West Shore as an example.

Mr. McManaway said he generally agreed but noted there are some houses on non-conforming lots that could not be re-built if not done on the existing footprint.

Mr. Leist said one approach would be to allow re-building footprint but to not allow the replacement structure to be taller than the original.

Mr. DeWitt said he thinks a "total volume" standard could be applied.

Mr. Fox went back to the example of the Craig house and asked how else they could have re-built. Mr. DeWitt suggested they could have gone a foot closer to the Lake.

There was further discussion about workload and the BZA and the Plan Commission Technical Review Committee.

Mr. DeWitt suggested a subcommittee be formed to investigate the issue more closely.

Mr. Fox asked if the Craig's could have moved their house closer to the Lake as Mr. DeWitt raised in is hypothetical if BZA had approved a variance. Mr. DeWitt said they could have.

Mr. DeWitt then shifted to discuss the Educational/Institutional subcommittee. Mr. DeWitt said there is a draft proposal that he believes is good. He would like to have a meeting with the Academies and Culver Community Schools before bringing it to the Plan Commission. Mr. Gut, who is on the subcommittee agreed with Mr. DeWitt's assessment.

Mr. Leist noted there had been 149 building permits and hearing requests with more than \$24,000 in fees collected. Mr. McManaway asked if there was a way to beak out the report on permits in greater detail. Mr. DeWitt said there was.

10. Citizen Input

Mr. Kevin Berger is working with the owners at 1099 West Shore Drive, who are looking to buy some land from an adjacent landowner. The proposal will be to do a minor subdivision and a minor annexation. Mr. DeWitt has been involved in the discussions and believes this is headed in the right direction.

Mr. Berger also referred to earlier discussion about rebuilds on existing foundations. He said that the BZA process affords neighboring property owners with notice and the opportunity to weigh in.

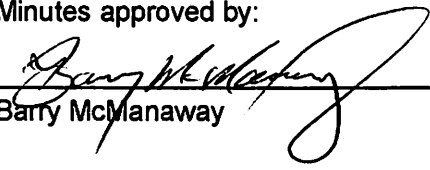
11. Discussion about December Meeting

There is currently no business pending for a December meeting. If none arises, it was decided to cancel the December meeting. (The December meeting was subsequently cancelled.

12. Motion to adjourn

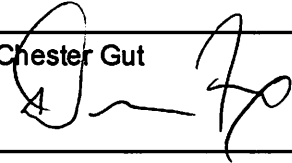
Mr. Gut moved to adjourn the meeting. Mr. Strati seconded. The motion was approved 7-0-0, and meeting adjourned at 7:40 PM.

Minutes approved by:




Barry McManaway

Pete Peterson



Chester Gut

Wayne Bean



Don Fox

Dan Osborn



Joel Samuelson

Andrew Strati