

Planning & Zoning Commission
Special Meeting
June 26, 2014
6:30 P.M.

Meeting called to order and a quorum established. Chairman Joseph Cyprian led Prayer and Pledge.

Present: Chairman Joseph Cyprian
Commissioner Art Arnold
Commissioner Janice Burris
Commissioner Bettye Boggs

Absent: Commissioner John Ehrlich

Also Present: P & Z Secretary, Diane Sanders

New Business

Item No. 1= Request for variance on servitude in Marle Estates, 200 Marle Loop Lot #15- Chairman Cyprian opened floor for Mr. Leroy Heisser or his daughter Quint Walker to speak. Mrs. Walker began stating that the servitude in question is a utility servitude extending far into the Lot and that servitude does not need to be that large, it is there to service the clean out septic valve for Lot #16. The utility servitude extends 44.27feet into Lot #15 which is a very large servitude, so the request is for a utility servitude variance to decrease servitude and the variance would be 44.8 feet west to east and 22.27 feet south to north and that would leave a utility servitude of 20 feet into Lot #15 and 10 feet into Lot #16 which is the

normal setback. Mrs. Walker continuing with the statement that no changes to request in regards to setbacks, only variance for utility servitude. Chairman Cyprian then opened floor for Commissioners to speak, Mr. Arnold began by asking, where the servitude is located on the plans presented to Commissioners and Mrs. Walker pointed it out on map that it is right on corner of Lot #16. Mrs. Boggs then asked where is access to Lots #16 & #17, Mr. Heisser pointed it out (on map) that access is off of Hay Hollow Rd. continuing stating that the cleanout pipe itself is directly on property line between Lots #15 & #16 and there is 30.8 feet from property line to house and there is 36.0 feet of setbacks from front to house in which minimum requirement is 20 feet. Mrs. Walker finished with stating that the subdivision is mirror imaged on each side and they will have to do the same thing for Lot #4 and would return to Planning & Zoning in an orderly fashion for that particularly Lot.

After no further discussion, Chairman Cyprian made motion to approve request, motion moved by Mr. Arnold and seconded by Mrs. Boggs. Motion carried (3 Yeas 0 Nays).

There being know further business, Chairman Cyprian made motion to adjourn meeting, motion to adjourn by made Mr. Arnold and seconded by Ms. Burris.

Respectfully submitted,

Joseph Cyprian, Chairman

I attest that the above is a true and correct copy of the minutes taken at the Planning Commission meeting June 26, 2014.

