

TOWN OF CAMPBELL
PLANNING AND ZONING COMMISSION
MARCH 3, 2015

PRESENT:

Pat Post Steve Hockenbery Joe Weitekamp Scott Johnson Helen Vitale
Mitch Brohmer Jacob Burch Deputy Clerk Cassandra Hanan

ABSENT:
None

Chairperson Pat Post called the meeting to order and asked for approval of the minutes of the February 3, 2015 commission meeting.

Mitch Brohmer moved the minutes be approved as presented. Steve Hockenbery seconded the motion. The motion to approve the minutes passed unanimously.

The first item on the agenda was: Discussion and possible action on Ordinance 15-2015 of the Town of Campbell Municipal Code: Subdivision Ordinance.

Deputy Clerk Hanan explained the changes to the Subdivision Ordinance. Lot splits or combinations creating 3 or less lots could be completed through the approval of a Certified Survey Map. Any lot splits or combinations creating 4 or more lots would have to go through the Plat approval process.

Jacob Burch made a motion to approve the changes to the Subdivision Ordinance. Scott Johnson seconded the motion. The motion carried 7-0.

The second item on the agenda was: PETITION #2-2015 Susan Whitewater, 1812 Nakomis Ave., O.B.O. Thomas Baumgartner, 2521 Baumgartner Dr., petition to subdivide parcel #4-1924-0 into three lots.

Susan Whitewater explained that she would like to purchase land from Mr. Baumgartner and create three lots. They would own two of the lots and build a home on one. She explained that 72 feet would be left north of the parcels to be deeded as a road in the future.

There was some discussion about the future placement of the road and setbacks from the properties located north and south of the proposed road.

Helen Vitale made a motion to go into public hearing. Joe Weitekamp seconded the motion. The motion carried 7-0.

Al Wandling, 2431 Lakeshore Dr., expressed concern with the placement of the future proposed road. His property would not be in compliance with the setback from the right-of-way or the centerline of the proposed road.

Deputy Clerk Hanan explained that even with a jog in the road, both of the houses would be at a 55

foot setback from the centerline of the future proposed road.

Scott Johnson stated that he would like to see the setbacks decreased in the future.

Mr. Wandling stated that he would like to ensure that his house stays in conformance and that the extra 12 feet is given so that the road does not run right next to his home.

The Commission was in agreement that the extra 12 foot setback should be given when the road is deeded.

Scott Johnson made a motion to close public hearing. Joe Weitekamp seconded the motion. The motion carried 7-0.

Scott Johnson made a motion to approve Petition #2-2015. Jacob Burch seconded the motion. The motion carried 7-0.

Joe Weitekamp made a motion to adjourn. Steve Hockenbery seconded the motion. The motion carried 7-0.

These minutes have not been approved.
Cassandra Hanan