

ARLINGTON CITY PLANNING & ZONING BOARD
MEETING MINUTES
DECEMBER 7, 2006

The meeting was called to order at 7:00 p.m., Chairman Nagel presiding.

Members present: Chairman Nagel, Battcher, Grabitske, Kramer, Kreft, Scharping, Councilmember Reetz

Members absent: Hislop

Also Present: Mayor Czech, P&Z Administrator Jenness, Peter & Karen Archer, Jim Kreft

Motion by Kramer, seconded by Grabitske, and passed by unanimous vote to approve the minutes from the November 2, 2006 meeting as presented.

Chairman Nagel recessed the regular meeting to hold a public hearing.

Chairman Nagel called the public hearing to order to discuss the variance request from Peter Archer to construct a 12x 24 attached garage on his property located at 102 West Chandler Street. Jenness explained that this property is a corner lot and the garage would only be 11 feet from the curb (zoning ordinance requires a 37 foot setback), which would also be in the city's 12 foot easement area. He explained that there currently is no sidewalk on this side, but if there was the proposed garage would cover it. He stated that the existing house/garage was only 23 feet from the curb, which the other properties on the block (line of sight) were 26-28 feet from the curb. Jenness stated the reason they were applying for this variance was because there is a fireplace in the house which sticks out into the garage and they don't have enough room for 2 vehicles in the existing garage. Jenness stated that as an alternative they could add on a single car garage to the back of the property and have a driveway access from First Avenue. Reetz expressed concern that part of the garage would be sitting on City property. Jenness stated that the Police Chief had expressed concern about safety to him (blocking the line of sight for oncoming traffic and the amount of traffic with church across the street), but did not have time to put a letter together. Kramer was opposed to the garage sticking out and sitting so close to the curb being it was a corner lot. Jenness felt that if the proposed garage was approved in the easement area that this would set a bad precedent. Nagel suggested moving the east wall of the existing garage out 4 feet, which everything would still line up with other properties and would not infringe on the easement area (provided property pin is correct) and would be 19 feet from the curb (could still see around it). Karen Archer commented that if they extended the garage to the back it would block a bedroom. A letter from Carol Mader expressing opposition to the proposed garage was reviewed.

Motion by Kreft, seconded by Scharping, and passed by unanimous vote to table the variance request from Peter Archer to construct an attached garage on his property until the next meeting so that the property pins/lines can be found.

Chairman Nagel adjourned the public hearing and reconvened the regular meeting.

The monthly building permit report for November was reviewed.

Nagel commented on the property to the north of the old Noack plant, it has 4-5 vehicles on it and they have been there all summer. Jenness commented that the owner has been given several citations already. He stated that there are a few other properties in town that are being addressed as well.

Kramer commented that the shed on Dustin Voight's property is falling apart. Jenness stated that he had sent them a letter and the shed was supposed to be taken down, but hasn't yet. He will follow up on this again.

Kreft commented that he wants some action to be taken on the old lumber yard building that Schneider owns (behind his auto body shop) and the Schwartzkoph building on Main Street (owned by Chef Craig) as they are both eye sores. Jenness commented that he had sent Chef Craig a letter that stated he must come up with a plan for the building or it has to come down, which a plan was brought in, but he has not followed through on it. Kreft suggested bringing the health inspector in on these properties. Jenness stated that he is trying to coordinate with the health inspector's schedule on other properties.

Kreft stated that he would like to see someone appointed as the City Forester again. He recommended Arvid Soeffker, as he used to be in the lumber/tree business. Reetz commented that the old ordinance/policy should be updated to today's standards and questioned if the associated costs should be solely the property owner's responsibility or split with the City. Kreft commented that in the past there was a cost sharing. He would also like to see something added that states any tree taken down, must be replaced.

Kreft commented that a tree bank should be started within the City. Battcher stated that the Park Board has also discussed the tree bank idea. Kreft commented that small trees could be purchased through the County, planted in a location within city limits and then sold to residents later on. Reetz commented that Supt. Thomes should be consulted on this to make sure this is something he would be able to maintain. Battcher suggested having the Cub/Boy Scouts and Girl Scouts also help with maintenance and/or planting of the trees.

Jenness presented Jeff Hennen's proposed preliminary plat, which will be on the agenda for the January meeting. He stated that Hennen did not do as he was asked by the Council. The Council wanted concept A, but the proposed preliminary plat was concept B and has a lot of errors in it. Jenness expressed concern about the whole area being residential. He feels there should be some consideration for commercial business because of the highway frontage, which is very limited already. He also expressed concern with the fact that the silage pile is across the road. There was considerable discussion on the size of the lots (too small) and that fact there was no park land or trail system dedicated.

Kreft commented that a truck route needs to be looked at in the future from County Road 9 to Highway 5. Jenness stated that this could be taken care of with what the State is projecting in the future (overpass).

Motion by Grabitske, seconded by Battcher, and passed by unanimous vote to adjourn the meeting.

P&Z Administrator Harry Jenness

Chairman Lowell Nagel