



Minutes
TOWN OF BLUE RIVER
PLANNING AND ZONING COMMISSION REGULAR MEETING
September 3, 2019
6:00p.m.
Blue River Town Hall

1. Call to Order

Chair Johnson called the meeting to order at 6:00 p.m.

Roll Call:

- Mike Costello
- Kurt Stecken
- Garrett Tuxhorn
- Doug O'Brien
- Tim Johnson
- Ken Robertson
- Dan Farber

Excused: Also present: Building Official John McCormick and Town Manager/Clerk, Michelle Eddy

2. Reading and approval of the Minutes-Minutes, P/Z Meeting, August 6, 2019

O'Brien moved and Stecken seconded to approve the minutes of August 6, 2019. Motion approved unanimously

3. Approval of the Agenda (Additions, Deletions, Change of Order)

4. New Business

- 0184 Royal Dr.-Fence
 - Plans were presented to build a fence. The homeowner sent all notices. There have been no comments. The homeowner would like to request 6' height versus 5'.
 - Robertson moved and Farber seconded to approve the fence at the 6' height at 0184 Royal Dr. Motion passed unanimously.

- 0650 Whispering Pines-New Construction
 - Plans were presented for 0650 Whispering Pines.
 - O'Brien moved and Costello seconded to approve the new construction at 0650 Whispering Pines. Motion passed unanimously.
- Re-plat Lots 210 & 498 97 Subdivision
 - Public Hearing
 - Chair Johnson opened the public hearing at 6:08 p.m.
 - Heather Wilson at 0528 97 Circle spoke to the Commission on behalf of the neighborhood. She spoke in opposition due to short term rental issues. Noted concern for use of the lots and that the lots are listed as proposed change. Additional concern of building in close proximity to her house.
 - Town Manager Eddy noted emails received. See attached. One is opposition and one is ok with the project.
 - Chair Johnson closed the public hearing at 6:14 p.m.
 - Town Manager Eddy explained the re-plat of the lot lines. Manager Eddy noted there is no control once the lot is sold as to whether it's a short term rental and the owners are looking to sell the both lots.
 - Discussion on whether to table or den.
 - O'Brien moved and Stecken seconded to deny the re-plat of the lot lines at 210 & 498 97 Subdivision. Motion passed unanimously.
 - Noted they can appeal either to the Planning & Zoning Commission with reason for re-plat or to the Board of Trustees.
- Berm Regulation changes
 - The Building Official presented recommended changes to the berm regulations.
 - Farber moved O'Brien seconded to approve the Berm regulations. This will be drafted for an ordinance to the Board of Trustees.

5. Public Comment

6. Other Business

There being no further business before the Commission, O'Brien made a motion to adjourn the meeting and Stecken seconded the motion. O'Brien adjourned the meeting at 6:44 p.m.

Respectfully submitted:

Michelle Eddy, Town Clerk

Next meeting scheduled for **Tuesday, October 1, 2019**

The order and times of agenda items listed above are approximate and intended as a guideline for the Town of Blue River and may be changed at the meeting.