

PLAN COMMISSION MEETING MINUTES SEPTEMBER 5, 2017

The meeting was called to order by Mayor Dave Breunig at 6:30 PM. Present at roll call were: Mayor Breunig, Don Osterday, Erin Gallagher, Jeremy Williams, Kerry Black, Deb Pickett and Dave Meister. Absent: None. Also present were: Dave Gough, Steve Pickett, John Sonsalla, Mike Reuter, Sue Torstenson, Kim Winslow, Brian Lund and Phil Risseeuw.

Motion by Pickett second by Williams that the meeting notice and agenda were properly posted. Motion carried. Motion by Pickett second by Gallagher to approve the minutes of the previous meeting. Motion carried.

Under new business, discussion was held concerning a conditional use permit request from Les and Sue Torstenson to construct a detached garage on their property located at 431 Wells Street. Copies of their request, building plan, site map and letter of explanation from Mike Reuter, Building Inspector, were included in the agenda packet. Sue Torstenson and Kim Winslow attended the meeting to present their request and answer questions. Mike Reuter attended the meeting to explain his recommendations and answer questions. Discussion items included the following:

- The zoning designation for this property is residential. The zoning code states the principal use for this property shall be single-family dwellings. A garage is considered an accessory building. In addition, this lot is only 49.5 feet wide.
- A conditional use permit is required in order to construct a garage instead of a single-family dwelling on a vacant lot. A conditional use permit only lasts two years.
- Mike Reuter is recommending denial of this request to maintain the integrity of the zoning ordinance.
- Mike Reuter also recommended the Torstenson's combine this lot with the adjacent lot they own to the south. Then the garage construction would be an accessory building on the combined lots; and would be acceptable. The new garage would also need to comply with normal lot setback requirements.
- To combine the lots, a certified survey map is required, which will then be presented to the Plan Commission and City Council for approval. The certified survey map would amend the official plat of the City of Darlington.
- Sue Torstenson stated she was willing to complete the certified survey map process.

Marilyn Hill arrived at the meeting at 6:40 PM.

After discussion and consideration, motion by Williams second by Meister to deny the conditional use permit request from Les and Sue Torstenson to construct a detached garage on their property located at 431 Wells Street; and recommend the Torstenson's combine the 431 Wells Street lot with their 423 Wells Street lot as discussed. Motion carried.

There being no further business for this meeting, motion by Gallagher second by Meister to adjourn the meeting at 6:50 PM. Motion carried.

CITY OF DARLINGTON

Philip A. Risseeuw, Clerk-Treasurer