

Lennox Planning Commission  
Regular Meeting  
Thursday, May 29, 2014 7:00 PM  
City Hall – 107 S Main Street

Chairman Frank Jacobson called the regular meeting of the Planning Commission to order at 7:00 PM.

Members present were Chairman Frank Jacobson, Dave Van Middendorp, Paul Jacobson, Dave Severson and Tim Odland. Absent was Chad Wulf. Staff present was Jerry Jones and Greg Stack. Also present were Dana Haan, Wayne Peterson, Marlyn Jacobson, Rob Huber and Toby Brown, SECOG.

Agenda: Motion by P. Jacobson, second by Severson to approve the agenda with addition of Dana Haan gravel request. Motion carried.

Minutes: Motion by Severson, second by P Jacobson to approve the April 24, 2014 regular meeting minutes. Upon voice vote, all members present voted aye. Motion carried.

Gravel Request: Dana Haan met with the Board and addressed the need of placement of gravel on property that has been disturbed with dirt being piled on the site during a window replacement project. She inquired if gravel could be placed on the site as the property has gravel on it previously and if by adding more gravel, would any ordinances be violated. After further discussion, the consensus of the Planning Commission was to allow the placement of the gravel.

Board of Adjustment: Chairman Frank Jacobson convened as the Board of Adjustment at 7:06 PM to hold the public hearing for the requested variances.

Variance Request. Rob Huber addressed the Board of Adjustment in regards to the two variances he is requesting. The first variance is the property located at 109 N Main St is requesting the change the north setback from the required 25' to 10' because of the property is located next the railroad property. He also explained that he changed the size of the building from 95' to 80' which allows the front setback to meet code. After discussion, motion by Van Middendorp, second by Severson to approve the variance request for the property located on 109 N Main St. Upon roll call vote, all members present voted aye. Motion carried. The second by variance request is located on 920 Main St. After considerable discussion of the variance request, the Board of Adjustment approved the variance contingent upon Mr. Hubers obtaining the adjacent property. Upon roll call vote, all members present voted aye. Motion carried.

Reconvene as Planning Commission: Motion by P. Jacobson, second by Severson to adjourn as the Board of Adjustment at 7:34 PM and to reconvene as the Planning Commission. Motion carried.

**OLD BUSINESS:**

Rezoning Request Withdrawal: The letter from Meadows LLC was presented to the Board requesting the tabled request for the rezoning of the portion of Meadows Addition to be withdrawn for consideration.

NEW BUSINESS:

Replat of Meadows Addition: The replat request for Tract 1 and Tract 2 of Meadows Addition was presented to the board for consideration. After discussion, motion by P. Jacobson, second by Van Middendorp to approve the replat of Tract 1 and Tract 2 of Meadow Addition as presented. Motion carried.

Toby Brown of SEACOG reviewed sections 1 and 2 of city zoning regulations and discussed the suggested changes in the code. Toby presented the full set of zoning regulations and asked the board review the regulations with the suggested changes and will be back for next month's meeting to discuss the suggested changes of the full set of the regulations.

Building Permit Report: Tim Odland reviewed the building permits and activities of the previous month. Numerous ongoing projects were discussed and the process of the sale of Meadows property was addressed by Wayne Peterson, member of LCEDA.

Adjournment: Motion by Van Middendorp, second by P. Jacobson to adjourn the Planning Commission meeting at 8:39 PM. Upon voice vote, all members present voted aye. Motion carried.

ATTEST: \_\_\_\_\_  
Jerry Jones, Finance Officer

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Frank Jacobson, Chairman