



**Town of Timnath  
 Planning Commission  
 Regular Meeting Minutes  
 April 27, 2010  
 7:00 p.m.**

**1. Call to Order**

Chair Zachara called the meeting to order at 7:04 p.m.

**a. Roll Call**

Chair	Claudine Zachara.....	Y
Commissioner	Carl Elliott.....	Y
Commissioner	Jan Lindeberg .....	Y
Commissioner	Dick Weiderspon.....	Y
Alternate Commissioner	John Stewart.....	Y

Community Development Coordinator Linda Griess, Town Manager Rebecca Davidson, Town Planner T.J. Dlubac, Developer Dino Ditullio

**2. Consent Agenda: Minutes**

**a. April 13 Minutes**

Chair Zachara made a motion to accept the minutes from April 13, 2010 meeting. Commissioner Elliott seconded the motion. The minutes were approved unanimously by voice vote.

**3. Regular Business**

**a. Discussion and Possible Action: Lot Coverage – Set Backs – Minimum Lot Size**

Town Planner Dlubac presented to the Commissioners a summary of the last few work sessions regarding lot coverage, set backs and minimum lot size. The following are proposed amendments to Section 16.3.6.A Residential – Density and Dimensional Standards:

1. Changed the lot coverage from 40% to 60% for the R-2 Zone. This increase appears to be adequate for all of current concerns in existing platted developments while still preserving the open feel of the neighborhoods as compared to adjacent communities.
2. Increased the minimum lot area to 5,500 square feet (from 5,000 square feet) to lessen the strain on the lot, allow more flexibility to ever-changing market demands, and be closer to similar zones in adjacent communities.
3. Increase the lot width (which is measured at the front setback line) from 40 feet to 50 feet to better accommodate a wider footprint so garages don't need to be pushed forward in the design and 3-car garages are more easily added.

All in all, these amendments will provide an outcome which:

1. Allows more opportunity for 3-car garages and wider floor plans with an extra 10' in lot width to work with.
2. Provides for larger footprints and coverage in general while maintaining similar square footage of permeable surface.
3. Maintains the view corridors, easements, and useable grass area in yards.

Other points:

1. Currently, the minimum lot areas, per zone, are:
  1. 1,800sf (R-3 & R-4) per dwelling unit in both the R-3 & R-4 zones
  2. 5,000sf (R-2) per dwelling unit in the R-2 zone
  3. 1 acre (R-E) per dwelling unit in the R-E zone

NOTE: Many currently platted lots are somewhere in the middle of these (8,000sf to 14,000sf lots).

Planner Dlubac discussed a diagram depicting what the lot implications would be based on the existing standards and the standards staff is proposing as outlined above. The diagrams provide what a lot, meeting the minimum requirements, would look like and the implications of these proposed amendments.

1. The area of a lot taken up by the existing setbacks equal 2300sf. The minimum landscaped area required (60%) is 3000sf which requires there to be a minimum of 700sf landscaped within the building setback lines.
2. The area of the lot taken up by the proposed setbacks equal 2500sf. The minimum landscaped area required (40%) is also 2200sf which does not require any further landscaped area other than the setback areas.

NOTE: This is a key point because it allows there to be additional lot coverage area available if a shed or deck want to be added on at a later date. Also, note that these are the absolute smallest a lot can be based on ALL of the dimensional standards. If the lot area were increased, there is much more room to work with while still meeting the intent of the standards and not losing the integrity of the Code.

#### **DISCUSSION:**

Commissioner Elliott is asking for 10' side set backs.

Chair Zachara is asking how/why the lot coverage has increased to 60% - how did we come to this number when we have been discussing 45%?

All in favor of the width increasing to 50% from 45%

Lot size 6000 sq ft min. with 7' side set backs, with a 50% lot coverage

Chair Zachara asked for a motion to **RECOMMEND APPROVAL OF THE TEXT AMENDMENTS TO SECTION 16.3.6 DENSITY AND DIMENSIONAL STANDARDS OF THE TIMNATH LAND USE CODE AS PROPOSED TO THE TIMNATH TOWN COUNCIL AS FOLLOWS: UNDER R2 ZONING MINIMUM LOT AREA FOR GROWING IS 6000 SQ. FT. LOTS, MINIMUM LOT WIDTH IN FEET IS 54', MAXIMUM LOT COVERAGE OF PRINCIPAL AND ACCESSORY BUILDINGS IS 50%, AND SIDE YARD SET BACKS MINIMUM OF 7' ON EACH SIDE.** Commissioner Lindberg made the motion to amend the R2 zoning requirements. Commissioner Weiderspon seconded the motion. The motion passes with 4 YES and 1 No with Commissioner Elliot voting no. **motion passess.**

#### **4. Reports:**

Town Manager Davidson updated the Commissioners on the Timnath Presbyterian Church they are requesting a Columbarium in the front yard of the church. The concern staff is faced with is the zoning, which is B/Downtown Business, and cemeteries are not allowed in the B Zone.

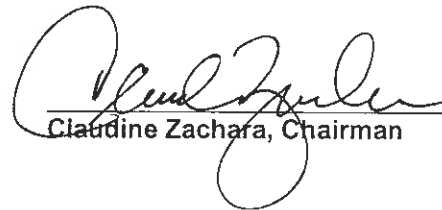
Town Planner Dlubac asked the Commissioners if they would be willing to have a worksession on a Saturday. At this time Commissioners were not in favor of having a Saturday work session they suggested that maybe starting the regular meetings earlier, 6:00 rather than 7:00 PM.

**Commissioners:** Chair Zachara updated everyone that she will miss the next 2 meetings in May. (May 11 and May 25 she will be out of country on business).

**5. Adjournment of Regular Meeting**

- a. Chair Zachara officially closed the meeting at 8:35 p.m.

**TOWN OF TIMNATH  
PLANNING COMMISSION**

  
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Claudine Zachara, Chairman

**ATTEST:**

  
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Linda Gress, Community Development Coordinator