

**Town of Timnath
Planning Commission
Regular Meeting Minutes
Oct, 23, 2007
7:00 p.m.**

1. Call to Order

Chairman Wright called the meeting to order at 7:01 p.m.

a. Roll Call		
Chairman	Raymond Wright	Y
Commissioner	Carl Elliott	Y
Commissioner	Russ Miller	Y
Commissioner	Dick Weiderspon	N
Commissioner	Cody Speaker	Y
Alt. Commissioner	Susie Saunders	Y (arrived 10 minutes late)

Community Development Coordinator Linda Griess, Community Development Director Linda Martin,

2. Amendments to Agenda

- a. There are No amendments to the agenda.**

3. Consent Agenda: Minutes

- a. Minutes from Sept 25, 2007**

Commissioner Elliott made a motion to approve the minutes for Sept 25, 2007. Commissioner Speaker seconded the motion. The motion passed unanimously by voice vote.

4. Business & Discussion Items

- a. Discussion /Possible Action: Setbacks**

Community Development Director Linda Martin addressed the Commissioners with the concern on the inconsistencies with interpretations of the setback requirements in the current Land Use Code. Director Martin is requesting that the Planning Commission provide Staff direction regarding appropriate interpretation of the code for the following items:

Discussion took place on the concern with gutters and should they be counted toward the two feet (2') measurement on cornices, canopies and eaves in the side yard setback. Commissioners made a motion that gutters will not be included in the maximum two foot (2') measurement on cornices, canopies and eaves in the side yard setback.

Commissioners made a motion on Steps or ramps that they can extend a maximum of three feet (3') beyond the foundation into side yard setbacks of seven feet (7') or less; and can extend six feet (6') beyond the foundation into the side yard setbacks greater than seven feet (+7'). All were in agreement with this motion.

Commissioners made a motion on Fire escapes, window wells; no window wells may be deeper than 36" inches or within two feet (2') of the property line in the side yard setbacks. All Commissioners were in agreement with allowing Fires escapes window wells.

Commissioners discussed the placement of air conditioning units. Commissioners were all in agreement that air conditioning units are allowed in the side yard setback but cannot be placed within two feet (2') of the property line.

Commissioners were all in agreement on no wall incorporated into the building, including bay windows and the like, that extend beyond the foundation is allowed within the side yard setback.

Commissioners discussed Driveways and concrete pads. Commissioners came to an agreement no portion of any driveway is allowed in the side yard setback EXCEPT that driveways may encroach two feet (2') into the side yard setback for side loaded garages only.

Commissioners were all in agreement that NO patio walls or fences are allowed in the side yard setback.

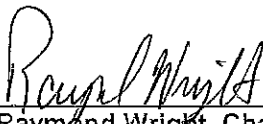
5. Other Business

- a. There was no other business discussed at this time.

6. Adjournment

- a. Commissioner Elliott moved to adjourn the meeting. Commissioner Miller seconded the motion. The motion passed unanimously by voice vote. Chairman Wright adjourned the meeting at 8:25 p.m.

TOWN OF TIMNATH
PLANNING COMMISSION



Raymond Wright, Chairman

ATTEST:



Linda Griess, Community Development Coordinator