

ITEM NO. 1 PRELIMINARY PLAT AND VARIANCE; DAN & TRISHA SIMONS ADDITION; 444 COUNTRY CLUB TERR (MKM)

PP-10-10-11: Consider a 1 lot Preliminary Plat for Dan & Trisha Simons Addition, approximately 2.36 acres, located at 444 Country Club Terrace and associated variance from requirement in Section 20-810(b) that all lots have frontage on a public street. Submitted by Treanor Architects, PA for Dan & Trisha Simons, property owners of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. C.L. Mauer, Landplan Engineering, was present for questioning.

PUBLIC HEARING on Variance Only

No public comment.

ACTION

Motioned by Commissioner Finkeldei, seconded by Commissioner Blaser, to approve the variance requested from Section 20-810(b) to allow the creation of a lot without street frontage.

Unanimously approved 9-0.

Motioned by Commissioner Finkeldei, seconded by Commissioner Blaser, to approve the Preliminary Plat of the Dan and Trisha Simons Addition; 444 Country Club Terrace and referring it to the City Commission for acceptance of dedication of easements subject to the following conditions of approval:

- 1) If the Planning Commission approves the variance requested from the frontage requirement in Section 20-810(b), a note shall be added to the plat with the section and the date the Planning Commission approved the variance.
- 2) The property owner shall execute an easement for the off-site service line and the Book and Page Number shall be noted on the face of the final plat.

Unanimously approved 9-0.