

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

March 6, 2018 • 6:30 p.m.

The meeting was called to order at 6:00p.m. Roll call was taken; those present included: Mr. Erdman, Mr. Dzyak Mayor Roth, Mr. Brown, Code Enforcement and Mrs. Hoelzle, Village Administrator. Excused: Mr. DeGood and Mr. Young,

As Mr. DeGood was excused a temporary chairman was elected. *Mr. Erdman nominated Mr. Dzyak , with Mrs. Roth seconding. No other nominations. Roll Call vote. All YES.*

Mrs. Roth made a motion to approve the January 9, 2018 meeting minutes, with Mr. Erdman seconding. No further discussion. Roll Call vote. All YES. Motion carried 3-0

Mr. Erdman made a motion to approve the February 6, 2018 meeting minutes, with Mrs. Roth seconding. No further discussion. Roll Call vote. All YES. Motion carried 3-0

The first substantive item on the agenda was a Public Hearing for a minimum square footage variance request for a proposed single family dwelling at 124 Lawrence Avenue (proposed address); much discussion ensued.

The property owner, Dr. Dermanelian, presented a packet (filed in Planning Commission binder in Administration Office). The packet contains details and information related to the variance request. Discussion on the proposed dwelling ensued. The proposed dimensions are 14x43 ft. with a square footage of 1,064. Dr. Dermanelian stated the setback requirements are met but is requesting a smaller square footage for the dwelling. The proposed dwelling would be 2 storied with 2 bedrooms and 1.5 bathrooms. Dr. Dermanelian stated he believes there is a need for smaller footprint homes and that the proposed dwelling would be a benefit to the community.

Mr. Dzyak asked about extending the house in the rear yard. Dr. Dermanelian stated it could then make the house extend past Mr. Lee's house (the neighbor). Mr. Dzyak went on to state that in today's world they are trying to maintain the current regulations. Mr. Erdman stated that this would set a precedence and feels he would have to stay with the current codes.

Mayor Roth stated that she wants to approve the aesthetics of Swanton. She went on to state that the area the proposed dwelling would be located on a very small lot in an old part of town. If the proposed dwelling is larger, it would stand out. Further, she stated her belief of the minimum square footage requirement from 1992 had more to do with new subdivisions as opposed to older areas. Much discussion centered on the difference in lot sizes in an older part of town such as where Lawrence Avenue is compared to newer subdivisions in the outlying areas of the Village. She continued that the façade of the proposed dwelling would fit in with the existing homes and would be good looking in the neighborhood.

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

March 6, 2018 • 6:30 p.m.

Mr. Doug Lee, who owns property on Lawrence Avenue, would prefer to build a house similar to the neighboring homes.

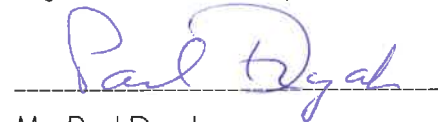
Mrs. Roth made a motion to approve the variance of 236 square feet of the minimum dwelling area based on the fact that this lot is in an older part of town which has smaller size lots, with Mr. Erdman seconding.

Further discussion ensued: Mr. Erdman asked why the codes aren't updated. Doesn't like to set precedence. Mayor Roth stated this is why the Village must continue to review the Codified Ordinances.

Roll Call vote. All Yes. Motion carried 3-0

Mrs. Roth made a motion to adjourn the meeting, with Mr. Erdman seconding. Motion carried 3-0.

Adjournment at 7:38 p.m.



Mr. Paul Dzyak