

Planning Commission Minutes – March 2, 2022

PRESENT: Chairwoman Nancy Moore and Member(s): Ed Andrulonis, Joe Becker, David Volpe

ABSENT: Member Diane Bernardo

STAFF: City Solicitor, Toni Cherry; Code Enforcement/Zoning Officer, Zac Lawhead; City Engineer/Public Works Director, Chris Nasuti; City Secretary, Bobbie Shaffer

The meeting was called to order at 4:15 p.m. by Planning Commission Chairwoman, Nancy Moore.

Approval of Minutes – February 2, 2022

The motion was made by Becker and seconded by Volpe that the Planning Commission accept the minutes of February 2, 2022 as presented by the Administrative Secretary.

VOTE

AYES: Commission Members: Andrulonis, Becker, Volpe and Chairwoman Moore

ABSTAIN: None

NAYS: None

MOTION PASSED: 4 – 0

Visitor's Comments: None

Old Business: None

New Business:

Christopher Ferguson/Charles Kutsel - Ridge ST - Subdivision/Lot Consolidation

Mr. Kutsel was in attendance.

Code Enforcement/Zoning Officer Lawhead stated that Mr. Kutsel discovered when trying to sell his property that the property line goes through the existing house. Both Mr. Kutsel's and Mr. Ferguson's property are substandard lots.

Engineer Nasuti stated that the property was split back in the 1930's prior to the current lot requirements. He also said that back at that time people just added on to their property, they didn't check property lines.

Lawhead stated that Buck Alexander is preparing all documentation.

Solicitor Cherry stated she cannot agree with the subdivision because it violates our code. She believes Mr. Kutsel must ask for a modification plus a subdivision. She stated that Mr. Kutsel needs to state in the request for modification that the lots have been in non-compliance. She went on to say that this has been a long standing problem, that all three lots have separate Deeds; the addition that crossed the property line should not have been approved. Must be a modification so in the future they can see it was a problem that was made right.

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New Business: (Cont'd.)

Christopher Ferguson/Charles Kutsel - Ridge ST - Subdivision/Lot Consolidation

Nasuti stated that the property has been bought and sold several times since 1930 and no one had seen the problem before.

Lawhead stated that there are a few more properties in the City with the same problem but no one wants to sell or correct the problem.

Mr. Kutsel expressed his frustration over the situation.

Solicitor Cherry stated that the City Manager would like to use the substandard property instead of letting it sit empty. Get it on the tax roll. She believes that modification is the only way that the substandard lots can be built on.

Lawhead will take care of the paperwork for Mr. Kutsel to sign and it will be ready for Monday's Council Meeting.

The motion was made by Becker and seconded by Andrulonis that the Planning Commission recommend to Council that they approve the request for a modification, subdivision, and lot consolidation which will correct an encroachment of the existing dwelling.

VOTE

AYES: Commission Members: Andrulonis, Becker, Volpe and Chairwoman Moore
ABSTAIN: None
NAYS: None
MOTION PASSED: 4 – 0

Adjournment

The motion was made by Volpe and seconded by Becker that Planning Commission adjourn.

VOTE

AYES: Commission Members: Becker, Volpe, Andrulonis and Chairwoman Moore
ABSTAIN: None
NAYS: None
MOTION PASSED: 4 – 0