

6.16.15

The meeting was called to order.

Lou Mohlman, Robin Liechty, David Michael Baker, Peg Garton were present.

The previous meeting notes were read and approved by consensus.

A motion was made by David Michael Baker to continue the tabled item from June 8, 2015 meeting regarding the request to approve a variance to allow for 20 foot front yard setback for two homes being built on Yellow Feather Court in Pioneer Village. Brad Miller seconded the motion, the motion passed unanimously.

The board studied new plot plans showing the twenty foot setbacks and correspondence received from the last meeting.

Due to the meeting being tabled to allow for additional information from the builder, Peg Garton asked the board to consider hearing from those in attendances any additional comments that they may have even though the public hearing portion was closed previously.

Lou Mohlman asked for any additional comments.

Lou asked the builder, Martin Schmucker for any additional information. Mr. Schmucker felt that there would not be a visibility issue regarding driveways with the properties set at this setback. Mr. Schmucker stated that he felt that a larger back yard would be more attractive to a buyer. Mr. Schmucker added that he felt a nicer style home could be built if the setback requested was allowed.

There was a discussion regarding the driveway approach for one of the lots in questions.

The board discussed the request in detail including but not limited to; the existing covenants and how the existing residents rely on those covenants to protect the aesthetic values of their homes. The board also stated that the hardship could not be based on the size of the back yard as that is what was approved when the plat was developed and that others in the area had the same or smaller size back yards. The buffer mound was discussed and its placement. The board inquired about the size of the homes being built and discussed the zoning requirements and covenants that require a minimum square footage.

Lou called for a motion.

David Michael Baker made the motion to approve the request for a twenty foot front yard setback for lot 202 on Yellow Feather Court. Lou Mohlman seconded the motion. After no discussion Lou Mohlman asked for a vote. Lou Mohlman, Brad Miller, and David Michael Baker, voted to **deny** the request, Robin Liechty abstained as he was deemed an interested party within three hundred feet of the property in question. Jan Linn was absent.

David Michael Baker made the motion to approve the request for a twenty foot front yard setback for lot 208 on Yellow Feather Court. Lou Mohlman seconded the motion. After hearing no discussion Lou Mohlman asked for a vote. Lou Mohlman, Brad Miller, and David Michael Baker voted to **deny** the request; Robin Liechty abstained as he was deemed to be an interested property owner within three hundred feet of the property in question. Jan Linn was absent.

Meeting adjourned.

Respectfully submitted, Peg Garton

Attested: Lou Mohlman