

Planning and Zoning Commission
Minutes - Tuesday, August 9, 2016

The Canton Planning and Zoning Commission met at the Canton Depot on Tuesday, August 9, 2016 at 7:00pm with the following members present: Commissioners Kristin Townsend, Rick Thompson, Jerry Chaon, Eric Smart and Chairman Tom Raymon.

Absent: Commissioner Tanya Iverson

Also present: Deputy Finance Officer Karen Leffler

In attendance: Kari and Justin Castilleja

Pledge was recited by all present.

CONSENT CALENDAR

Commissioner Thompson moved and Commissioner Townsend seconded to approve the consent calendar consisting of 1) Minutes from June 14, 2016 and July 12, 2016; and 2) agenda. All Ayes. Motion Carried.

BOARD OF ADJUSTMENT HEARING – 202 SOUTH JOHNSON – KARI CASTILLEJA

Chairman Tom Raymon opened the hearing as the Board of Adjustments to hear the request from Kari and Justin Castilleja for setback variances for their proposed privacy fence. Chairman Raymon asked Kari and Justin to come forward to explain their situation and to answer any questions. They are requesting a setback of only three feet from the alleyway because of a location of a tree and having a 6 foot privacy fence in the secondary front yard. Discussion centered around the alleyway setback. The setback was changed to 4 feet from the alley. Chairman Raymon closed the Board of Adjustments hearing.

Commissioner Smith moved and Commissioner Chaon seconded to allow the variance setbacks of 6 feet high fence in the secondary front and 4 foot from the alleyway. All Ayes. Motion Carried.

DIALOGUE:

Deputy Finance Officer Karen Leffler spoke about front porches and definitions of various descriptions used in the regulations. Since front porches that are open and unenclosed can be allowed 10 feet from the front property line, discussion ensued regarding whether a roof over the porch still qualified for an open porch. It was decided that an open and unenclosed porch can have a roof over it. The commissioners decided that better defined terminology would be needed to narrow down exactly what would be allowed.

ADJOURNMENT

Commissioner Smart motioned and Commissioner Townsend seconded to adjourn.
All Ayes. Motion carried.

Meeting Adjourned

Karen K. Leffler
Deputy Finance Officer