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The meeting was held in-person, with participation via Zoom also available.

1. **CALL TO ORDER** – Chair Kopitzke called the meeting to order at 7:00 pm.
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL** – Present: Kris Kopitzke, Jacob Edwards, Doug Parker, James Langan, Christian Dawson, Sally Doherty, Kuchen Hale. A quorum was present. Absent were Justin Sykora & Marc Porupsky (excused).  
**ALSO IN ATTENDANCE** – City Administrator Ron Moore, Planning Consultant Claire Michelson, City Council member Annie Perkins
4. **APPROVAL OF AGENDA** –  
**Motion/Second Hale/Parker To approve the agenda for the November 6, 2023 Planning Commission meeting. Passed 7-0.**
5. **APPROVAL OF MINUTES** –  
**Motion/Second Hale/Dawson to approve the minutes of the October 2, 2023 Planning Commission meeting. Passed 5-0-2. (Parker, Langan abstain due to absence)**
6. **REPORTS AND PRESENTATIONS** none
7. **PUBLIC HEARINGS**
  - A. **Chris Erdman application for a Variance for an accessory building at 12671 10<sup>th</sup> St S.**

Chair Kopitzke opened the public hearing at 7:04 pm.  
Claire Michelson, City Planner, provided information on the application which is for a variance from the 100-foot side yard setback to build a 2,000 square foot (40x50) garage to store various recreational vehicle equipment indoors. This is a variance request from section 153.051 of the Afton City Code. The lot meets the requirement for a 2,000 square foot accessory building but Mr. Erdman would not need a variance if the proposed building were 1,500 square feet as the side setback requirement for that size is only 50 feet.  
Chris Erdman, applicant, stated he had written notes from the three neighbors that are near his property stating that they are ok with the proposed garage.  
Bonnie Sassor, neighbor, stated she has no issue with the application.  
No other comments were received.  
**Motion/Second Parker/Hale to close public hearing. Passed 7-0.**  
Hearing closed at 7:08 pm.  
Parker asked if the structure was going to be connected to the house (no, several feet away)  
Discussion was held on setback requirements, ways to reduce the variance by reducing the square footage, and building height in relation to the house.  
Parker asked about this location being a potential spot for an alternative septic site.  
Chris stated the septic was done in 2017 in the back yard.  
**Motion/Second Doherty/Hale to recommend approval of the variance application as written; provide comment to the council that there is potential alternative for the applicant.**  
Chair Kopitzke noted that there may be fire code items to be aware of if it is located close to the house.  
**Passed 7-0.**
8. **NEW BUSINESS**
  - A. Updated City Code  
Administrator Moore stated that the hard copy presented is the reorganized land use code codified up to 2022. The online version is searchable via keyword. A public hearing will be held in December.

- 57 **9. OLD BUSINESS -**  
58 A. Update on City Council Actions – Council Highlights from the October 17, 2023 Council meeting.  
59 Council member Perkins provided a summary of the October council meeting.  
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- 61 **10. ADJOURN**  
62 **Motion/Second Doherty/Parker To adjourn. Passed 7-0.**  
63 Meeting adjourned at 7:45pm.  
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67 Respectfully submitted by:

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69 JY  
70 Julie Yoho, City Clerk  
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73 To be approved on  
74 January 8, 2024 as (check one): Presented: X or Amended: \_\_\_\_\_  
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