
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: Chair Kris Kopitzke, Doug Parker, Scott Patten, Justin Sykora, Christian Dawson, Sally Doherty, Roger Bowman. Absent were James Langan and Kuchen Hale (excused). A quorum was present.
ALSO IN ATTENDANCE – City Administrator Ron Moose, City Clerk Julie Yoho (via Zoom), Council Member Lucia Wroblewski
4. **APPROVAL OF AGENDA** –
Motion/Second Patten/Parker To approve the agenda for the December 6, 2021 Planning Commission meeting. Passed 7-0.
5. **APPROVAL OF MINUTES** –
A. Motion/Second Parker/Doherty To approve the minutes of the October 4, 2021 Planning Commission meeting. Passed 7-0.
6. **REPORTS AND PRESENTATIONS** - None
7. **PUBLIC HEARINGS** –
 - A. Keith & Mary Morris Minor Subdivision at 14521 and 14539 Afton Blvd.
Chair Kopitzke opened the Public Hearing at 7:03 pm.
Administrator Moose provided a summary of the application which is for a minor subdivision for a lot line rearrangement at 14521 and 14539 Afton Boulevard. The minor subdivision does not create any additional lots. The subdivision divides off a small portion of the 14539 parcel and adds it to the 14521 (Morris) parcel. The purpose of the lot line rearrangement is to reflect the understanding of both property owners regarding the location of the property line. A previous incorrect survey reflected the shared property line being approximately 20 feet to the north. The driveway and parking area for the Morris property were located based on the previous survey. However, based on the corrected survey, a portion of both the driveway and the parking area are located on the 14539 parcel. The proposed solution is to move the shared lot line 20 feet to the north, so that the driveway and parking area are both fully on the Morris property and compliant with the required 10 foot side yard setback.
Applicant was present for questions
No public comments were received
Motion/Second Patten/Parker to close the public hearing. Passed 7-0.
Public Hearing closed at 7:08 pm
Chair Kopitzke stated there are other properties in this area that have similar lot line issues.
Motion/Second Sykora/ Doherty move to recommend approval of the Keith and Mary Morris application for a minor subdivision for a lot line rearrangement at 14521 and 14539 Afton Boulevard with findings listed:
Findings
 1. The proposed subdivision includes two parcels zoned Rural Residential.
 2. The adjacent land is zoned Rural Residential.
 3. The proposed minor subdivision does not create any additional lots.
 4. Both parcels are nonconforming to the 5-acre lot size both before and after the subdivision
 5. The proposed subdivision enables the existing driveway serving the 14521 parcel to be located fully on the new 14521 parcel and to meet the 10 foot side yard setback.**Passed 7-0.**

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8. NEW BUSINESS – none

9. OLD BUSINESS –

A. Update on City Council actions

Council member Wroblewski provided a summary of the November 16, 2021 City Council meeting.

10. ADJOURN

Motion/Second Doherty/Parker To adjourn. Passed 7-0.

Meeting adjourned at 7:20pm

Respectfully submitted by:

JY

Julie Yoho, City Clerk

To be approved on January 3, 2021 as (check one): Presented: X or Amended: