

City of New Plymouth
Planning and Zoning Public Hearing
7:00 pm
28 November 2011

A public hearing was held by the New Plymouth Planning & Zoning Commission at the New Plymouth City Hall on November 28, 2011 at 7:05 p.m. The meeting was called to order by Chairman Tegethoff. Commissioners Balcer, Allen and Williamson were present.

Chairman Tegethoff stated that the Commission was considering an application for a Variance for Brian Combie.

Brian Combie, the applicant, stated that he moved into 116 SW Blvd. around April of 2011. He wants to build a shop at 116 SW Blvd. Mr. Combie spoke of the 20 foot setback at the rear of his property in order for fire truck access. Mr. Combie stated that there was no way a fire truck could have reentered the rear of the old building before it was torn down. The purpose of this variance is to reduce the distance of the rear setback to 10 feet from the back property line.

The commissioners asked questions about the area near the property and who the property owners were. This helped them determine where the variance property is located. The commissioners debated the ordinance and the setback and came to the conclusion that the side setback was eight feet but Combie was asking for 10 feet on the Rear. The commissioners spoke of the possibility of future subdivisions that may be built behind the property and the access the fire department may need then. The fire department would have to access the area from Combie's neighbor's driveway. Mr. Combie spoke of different ways he could build the shop in order for the fire department to have easy access, but came to the conclusion that neither of those scenarios would allow him to put his trailer on the property.

No further testimony was presented.

**At 7:22 p.m., Commissioner Balcer moved to close the public hearing.
Commissioner Williamson seconded the motion. The voting was unanimous in favor
of the motion**

Rod Tegethoff, Chairman

Leon K. Jensen, Administrator