



Commission Members Present: Davis, Erickson, Felton, Helgeson, Holzman, Werthmann, Wolfgram

Staff Members Present: Noel, Petrie, Tietz

1. Call to Order – Chairperson Helgeson called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Helgeson called roll for the meeting.
3. Open public comment period for items not on the agenda noted as public hearings. None.

#### Consent Agenda

4. A. Approval of the October 16, 2023 Plan Commission minutes  
Commissioner Werthmann motioned to approve the Consent Agenda, Commissioner Wolfgram seconded and the motion carried unanimously.

#### Regular Agenda

5. Conditional Use Permit (CZ-2310)

Petrie presented the request for a conditional use permit for a detached garage in excess of the standards within R-1P zoning district located at 1101 Craven Court. The existing single-family home has an attached garage approximately 1,012 square feet in size and the detached garage proposed is approximately 896 square feet in size. The total garage would be 1,908 which is 408 square feet over the maximum of 1,500 square feet in garage size. The lot is approximately 2.09 acres in size.

Applicant, Kathleen Walton, 1101 Craven Court noted she purchased two more lots surrounding the existing property making a total of 4.9 acres in size.

The conditional use permit is only for the lot at 1101 Craven Court at this time.

Commissioner Werthmann moved to approve the conditional use permit. Second by Commissioner Felton and the motion carried unanimously.

6. Conditional Use Permit (CZ-2311)

Petrie presented the request for a conditional use permit for an attached garage in excess of the standards within R-1 zoning district located at 4120 Cummings Avenue. The existing single-family home has an attached garage approximately 1,150 square feet in size and the addition would add approximately 609 square feet in size. The total garage would be 1,759 which is 259 square feet over the maximum of 1,500 square feet in garage size. The lot is approximately 1.5 acres in size.

Applicant, Sam Pabich S12999 County Road F, noted the sports court is in the lower level and the garage addition is an afterthought. He noted that the façade would match the existing home.

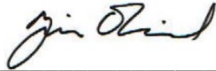
Commissioner Felton moved to approve the conditional use permit. Second by Commissioner Wolfgram and the motion carried unanimously.

7. Certified Survey Map (CSM-10-23)

Petrie presented the request to approve a certified survey map within the ETJ for two lots in the Town of Seymour. The property is currently one lot approximately 1.7 acres in size. The proposal would be for two lots approximately 0.8 acres in size. This property is within the Sewer Service Area (SSA) and for residential purposes shall be permitted at a density standard of one-acre lot per 10 acres. The Plan Commission would need to find the proposal consistent with the infill lot standards.

Commissioner Wolfgram moved to approve the proposed CSM. Second by Commissioner Erickson and the motion carried unanimously.

8. Future Agenda Items and Announcements  
The next Plan Commission meeting will be the last meeting of the year on December 4<sup>th</sup>.
9. Adjournment - The meeting adjourned at 7:35 p.m.



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Zina Obaid, Secretary