



## **TOWN OF HUNTS POINT**

### **PLANNING COMMISSION MEETING MINUTES**

**Monday  
January 27 2014  
6:00 P.M.**

#### **CALL TO ORDER**

Planning Commission Chair John Torode called the meeting to order at 6:00 p.m.

Commission Members Present:

John Torode  
Bruce Swenson  
Henrik Nielsen – by telephone  
Rod Olson  
Annie Ottesen

Commission Members Absent:

Vilma McComsey  
Elaine Coles

Staff Present:

Joe Sabey, Mayor  
Sue Ann Spens, Clerk Treasurer  
Linda Kroner, Deputy Clerk Treasurer  
Mona Green, Town Planner

Public Attendees: None

## **APPROVAL OF MINUTES**

**MOTION:** Approve the minutes of the Planning Commission Meeting of October 28, 2013. Moved by Olson, seconded by Swenson.

Passed 5 - 0.

**MOTION CARRIED**

There was discussion that the items requested at the October 28, 2013 meeting had not been received.

**MOTION:** The staff to provide information on ordinances regarding street repairs, right of way information from Beaux Arts Village and current information on street light placement no later than the next Planning Commission meeting. Moved by Olson, seconded by Swenson.

Passed 5 - 0.

**MOTION CARRIED**

## **APPROVAL OF MINUTES**

**MOTION:** Approve the minutes of the Planning Commission Meeting of November 15, 2013. Moved by Olson, seconded by Ottesen.

Passed 5 - 0.

**MOTION CARRIED**

## **FENCE HEIGHTS**

The issue of fence heights was discussed. Currently the Municipal code sets a maximum height for all fences in Hunts Point between four and six feet, depending on whether the fence is located in a front yard, side yard, or rear yard. If residents wish to have a higher fence than what is allowed in the Code, they would have to request that through the variance process. Residents whose property backs up to the new regional bike trail are concerned about privacy and want to install a higher fence. In some instances, the elevation of the bike trail is higher than the residents' property. Also a concern has been expressed by residents whose properties abut the Town Hall property. They are concerned about noise and privacy issues. Mona Green, Town Planner, explained the criteria for variances. Variance criteria include information that specifies that the property where the variance would be granted is unique, the current regulation does not meet their needs and granting the variance would not harm other properties.

The Commission discussed various alternatives including waiting to see if a problem develops after the SR 520 project is complete. They did not see that there was a problem with the properties that abut the Town Hall property but would consider the issue of those that are next to the regional bike path.

The Commission decided that prior to the next meeting all Commissioners would walk the affected areas. The Town Planner will bring proposed language amending the Municipal Code to the next meeting for the Commission's review. Mayor Sabey indicated he would notify the residents whose properties abut the Town Hall property of the Commission's decision on their properties. The Commission asked staff to notify all

affected residents when a public hearing on any proposed change to the Municipal Code regarding fence heights would be held.

### **COMPREHENSIVE PLAN UPDATE**

The Commission continued its work on the Comprehensive Plan update. Mona Green, Town Planner, went over the various handouts, especially the scope of work and deadlines associated with the update. The Commission asked Ms. Green to complete the periodic update checklist and provide the draft for the Commission to consider at their next meeting.

### **TREE ROOTS BLOCKING SEWER LINES**

Commission Swenson discussed the issue of tree roots blocking sewer lines in front of his house. There was a discussion regarding the trees in question.

### **ADJOURNMENT**

**MOTION:** Motion to adjourn the meeting.  
Moved by Ottesen seconded by Olson.  
Passed 5 - 0.

**MOTION CARRIED**

The meeting adjourned at 7:00 pm

Respectfully submitted,

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Linda Kroner, Deputy Clerk/Treasurer