

**GREENWOOD PLANNING COMMISSION  
WEDNESDAY, MAY 18, 2016  
7:00 P.M.**

**1. CALL TO ORDER/ROLL CALL**

Chairman Lucking called the meeting to order at 7:03 p.m.

Members Present: Chairman Pat Lucking, Commissioners Lake Bechtell, Kristi Conrad, Douglas Reeder, and Fiona Sayer.

Others Present: Council Liaison Bill Cook and Zoning Administrator Dale Cooney.

**2. MINUTES – April 20, 2016**

Commissioner Bechtell moved to approve the minutes of April 20, 2016 as presented. Commissioner Conrad seconded the motion. Motion carried 5-0.

**3. PUBLIC HEARINGS**

**3a. Consider the variance request of Damian and Jennifer Novak for a side yard setback in order to construct a house addition at 20870 St Albans Green**

Chairman Lucking introduced the agenda item. He said that the applicants are seeking a variance from the side yard setback requirements to build an addition onto their existing house. Lucking said that Section 1120:15 of the Zoning Ordinance requires a minimum side yard setback of 15 feet and that the applicants propose a side yard setback of 10 feet, 1 inch for the proposed home addition.

Chairman Lucking opened the public hearing and asked if the applicants wanted to make any comments.

Jennifer Novak, applicant, said that her husband works from home and that they have two young children. She said that the expansion will help her husband do his work from home by providing a soundproof room for his work. She said that the adjacent neighbors who would be impacted by this proposal have expressed their support.

Commissioner Bechtell asked where the utilities would be relocated. David Stockdale, architect for the applicants, said that the utilities would be relocated to near the utility door on the garage. He said they would still be below grade and not very visible.

Lucking asked about the location of the bedroom. Stockdale said that it was on the lower level and the office is on the main level. He said that the lower level is grade level since the property is slab-on-grade construction.

Stockdale said that the hardcover will actually be reduced since the retaining walls are going away. Lucking said that retaining walls are not actually counted as hardcover.

Chairman Lucking closed the public hearing.

Conrad said that, even though it is not structural, the space for the proposed addition is already being utilized as a porch, patio area.

Conrad asked if the variance could be negated if the house is torn town. Lucking said that typically a footprint is grandfathered in. Cook said that the footprint could be used for negotiating.

Cook asked if the Novak's were the original owners. Stockdale said that they were the third owners and had owned the house about 4 years. Cook said that this was important since if they

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had built the house and then requested a variance for a bigger house that would be a problematic scenario under which to grant a variance.

Cook said that the hardcover calculations would need to be cleaned up. He said that there are some things that need to be excluded from the calculations including the landscaping, and possibly part of the patio area.

Lucking entertained a motion to approve.

Motion by Bechtell to approve the variance request as proposed with the condition that the hardcover calculations be revised to be more accurate. Motion was seconded by Reeder. Motion carried 5-0.

**4. NEW BUSINESS**

**5. LIAISON REPORT**

Cook said that he wanted to thank the planning commission for the work they do. He said that the outcome on the conversation on the future of the planning commission will lead to more training for the planning commissioners. He said that a lot of the past planning commissioners had to learn at the meetings and were not provided training. He said that he was never given any training on the planning commission.

Cook said that the city attorney and the zoning coordinator will be at the meetings at the discretion of Chairman Lucking. Lucking said that the zoning coordinator takes meeting minutes so would be expected to attend more regularly.

Lucking said that planning commission meetings would not be held unless there were planning applications that needed to be heard. He said that meeting would not be held to simply review an ordinance unless something else was already on the agenda.

Cook discussed his perspective on the variance request that came before the planning commission. He said that, at some level, all of these requests are “wants” and not “needs” and that the planning commission should continue to dialogue on these issues. He said that while it is important to review the applications on a case-by-case basis, the more variances that are approved, the more difficult it is to do something different in the future.

Cook said that he would not have supported tonight’s variance if the applicants had been the original owners of the home and had built the home. He said that a variance should be due to something unique to the property and not created by the landowner. Cook said that he felt that if the owners had built the home, they would have created the situation for which they were seeking relief.

**6. ADJOURN**

Motion by Commissioner Conrad to adjourn the meeting. Commissioner Bechtell seconded the motion. Motion carried 5-0. The meeting was adjourned at 7:42 p.m.

Respectively Submitted,  
Dale Cooney - Zoning Administrator