

Primrose Planning Commission Site view minutes, February 7, 2009

Attending: Dein, Gibson, Haack, Judd

Haack called the meeting to order at 9:35 at the Richard Lehrer property on Nessa Rd.

Mr. Lehrer is interested in knowing whether he has two densities and two driveway and house-sites that are consistent with the Land Use Plan. His representative showed the approximate proposed location of the two house sites. The first proposal was to use the driveway to the old house, which has been taken down, and place the new house approximately where the old house was. We said that as long as the new house was in the location of the old house or in its yard (not the field in front of where the old house stood), that house site location would work. The old driveway would need to be upgraded, but site visibility was good entering Nessa. We then moved north on Nessa and looked at the possibility of a driveway entering pasture land and putting the house part of the way up on the hill facing the road or the driveway winding behind the hill and putting the house there. Neither the proposed driveway or rough house sites would be in crop land. There was good visibility where the driveway would enter Nessa. We told his representative, that so as long as the driveway did not exceed 13% in reaching the house site, it would be in accordance with the Town's specifications. We explained that before any rezone could take place or any construction of the driveways or houses could begin, the owners would have to come back to the Planning Commission and Town Board with exact locations for both the driveway and the house sites. Only then could any approval be granted. But it did appear that the approximate locations that are being considered would be in accordance with our Land Use Plan.

Motion to adjourn made by Gibson, seconded by Judd. Motion carried 4-0.

Meeting adjourned at 10:15

Minutes respectfully submitted by Martha Gibson.