Zoning (Planning) Commission

Minutes of Meeting Held on October 10, 2019

At 7 P.M.

At the Village of Sterling Office

Members Present:

Marissa Lempka

Jordan Pavey

Ashley Moss

Joe Pella

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Meeting Called to order at 7:00 P.M.

Member Kirsten McAuliffe excused from meeting. No other persons present.

Joe Pella led the meeting with the pledge of Allegiance.

Open Meetings act posted on the wall.

Previous meeting minutes read aloud by Jordan Pavey. Ashley Moss approves these minutes, seconded by Jordan Pavey. Vote. All yeas. Motion carried.

The ordinance in Section 4.12 Accessory Building and Use, subsection E.2 states “the side walls of said structure shall not exceed ten (10) feet in height”. We discussed changing the ordinance to state that “the side walls of said structure shall not exceed fourteen (14) feet in height”, due to the recent inquiry of multiple resident of the Village of Sterling. Ashley Moss motioned to leave the ordinance as is and it shall not exceed ten (10) feet, motioned by Joe Pella. Vote. All yeas. Motion Carried.

The ordinance in Section 4.14 Regulations for Fences and Hedges, states that “fences, hedges, or shrubbery may be erected, placed, maintained, or grown along lot line to a height not exceeding six (6) feet above the ground level, except that NO such fence, wall hedge, or shrubbery which is located in a required front or corner side yard shall exceed a height of four (4) feet, unless located within the required sight triangle otherwise required by this regulation.” We discussed changing the ordinance to state “fences, hedges, or shrubbery may be erected, placed, maintained, or grown along lot line to a height not exceeding eight (8) feet”, instead of the current six (6) feet. Jordan Pavey motions to approve these changes and to proceed with process for change, seconded by Ashley Moss. Vote. All yeas. Motion Carried.

Marissa Lempka stated that the current Building Permit calculations are difficult to calculate with our current policy and would like us to discuss possibly changing it, so that is easier for all to understand. After further discussion, we do not have enough information currently to proceed with any changes. Jordan Pavey motions to table this discussion until our next meeting, seconded by Ashley Moss. Vote. All yeas. Motion carried.

We discussed the State statue 77-1318.01 Improvements to real property, states “In order that improvements to real property are properly assessed for property tax purposes, no building amounting to a value of two thousand five hundred dollars or more shall hereafter be erected, or structurally altered or repaired, and no electrical, heating, plumbing, or other installation or connection, or other improvement to real property, amounting to a value of two thousand five hundred dollars or more, shall hereafter be made until an information statement has been filed with the county assessor in the county in which the improvement is to be made... (2) If the county or municipality does not require a permit under its zoning laws, the information statement shall be filed with the county assessor. The form for the information statement shall be provided by the county assessor and shall be filed on or before December 31 of the year of construction, repair, alteration, or improvement.”

Marissa Lempka asked if we should construct an adjustment/improvement permit to be filed within the Village of Sterling when making improvements within a building/house. Due to lack of information Ashley Moss motions to table this discussion until our next meeting, seconded by Joe Pella. Vote. All yeas. Motion carried.

Joe Pella inquired about Doug Schmidt’s building permit regarding Ordinance section 9.05 Certificate of Zoning Compliance, his final building permit expired on July 16, 2019. Marissa Lempka will take this to the Village Board for further discussion, due to the last person(s) to issue and extension was the Village Board of Sterling.

Our next meeting will be held on November 6, 2019 at 7:00 P.M.

Ashley Moss motions to adjourn this meeting, seconded by Joe Pella. Vote. All yeas. Motion Carried.

Meeting adjourned at 8:12 P.M.

The next Zoning Board Meeting Date, Time, and Agenda will be posted at the Village of Sterling Office, Village of Sterling Library, and First National Bank.