

|  |   |  |
|--|---|--|
|  |   |  |
| <b>Meeting Date:</b>   | <b>CITY OF STOCKTON</b>   |  |
| December 19, 2011  |   |  |
| <b>COMMITTEE:</b>  | Plan & Zoning   |  |
|  |   |  |
| <b>THOSE PRESENT:</b>  | Dixie Brown   |  |
|  | Beth Winchester   |  |
|  |   |  |
| <b>DISCUSSION POINTS:</b>  |   |  |
| <b>Lance Ladewig:</b>  | Garage size is 40' x 80' or 3200 square feet. Property is all one parcel with a home, detached garage and shed already on the parcel. Property zoned commercial and is in partial 500 year and partial 100 year flood fringe. New garage would be used for partial storage and partial workspace. Zoning ordinance requires it cannot exceed 2000 square feet and only one detached garage allowed, and must have same building materials as the primary building. If he reduces the size, then he must demolish the detached garage already standing or he could parcel out those three lots and request a CUP for the garage size. Committee recommends pursuing a CUP, and if he does receive it to parcel out the property.   |  |
| <b>Lee Henry:</b>  | Has built a 54' x 8' temporary wind block for the winter in the front of his home. Certified letter was sent and received. Building inspector requested plan be built by design professional like Menards or UBC and not pen & paper. Zoned Agricultural and out of the flood zone. Concrete pad is slab on grade so addition cannot be attached to the home per Building Code. Since it is not attached to the home it would be considered an accessory storage building, and per Zoning ordinance limited to no more than 2 and not exceed aggregate of 400 square feet. Mr. Henry did state this would be coming down in the spring, but be placed back again next winter. Mr. Henry left the committee meeting with no compromise. Committee recommends the \$1,000 fine stand as he is still not in compliance with the state building code. |  |
| <b>Zoning Ordinance:</b>   | Discussed paragraph of same materials. Recommend same color scheme as primary building and omit same material.  |  |
| <b>RECOMMENDATIONS TO COUNCIL:</b>   |   |  |
| <b>(ACTION REQUESTED)</b>  |   |  |
| <b>Lance Ladewig:</b>  | Committee recommends a CUP to place a 3200 square foot garage on a separate parcel. Mr. Ladewig will request a CUP, and then parcel out the property.   |  |
| <b>Lee Henry:</b>  | Mr. Henry walked out of the committee meeting - no compromise reached - \$1,000 fine should still stand.  |  |
| <b>Zoning Ordinance:</b>   | Recommend same color scheme as primary building and omit same materials.  |  |
| <b>Next Meeting:</b>   | Monday, January 23, 2012 - 7:00 P.M.  |  |
| <i>Please complete and submit this form to the City Council for each Committee meeting held.</i> |   |  |
|  |   |  |
| 01/02/05 (Admin-bjw)   |   |  |