

**City of Moscow Mills  
Planning and Zoning Commission Meeting**

**Moscow Mills Community Building,**

**6:00 p.m.**

**Minutes Of**

**March 7<sup>th</sup>, 2016**

**(Corrected)**

**Meeting called to order at 6:04 by Tom Gormley, Acting Chairman**

**Attendance taken Tom Gormley, Jack Campbell, Patrick Flannigan and Mike Clynch are all present.**

**Minutes of the August 3<sup>rd</sup> meeting were presented and reviewed. Motion to approve by Jack C, seconded by Patrick F. All were in favor.**

**Motion by Patrick F. to amend the agenda and allow Ed Weimann to ask for review of a project in "Special Old Town District." Seconded by Jack C., All in favor.**

**Ed Weimann presented his plan for the house located at 438 Weitkamp St. in "Special Old Town District." There was a mistaken delay in his application from City Hall and is asking for permission to build the rest of a home on a current foundation located at that address. There is currently a garage and small living area attached. Mike C suggests being careful about easements in Old Town.**

**Matt Auld of GBA suggests a "conditional approval" being based upon engineer review of the survey and final building plan.**

**Motion by Jack Campbell to give "conditional approval" of building the residence located at 438 Weitkamp St on a current foundation located at same.**

**Seconded by Patrick F. All are in favor**

Presentation of Chestnut Ridge Pre-Plat by Eric Kirchner of Cochran Engineering. Tim Blattel of Blattel Development, LLC is also present.

The development is under the R-III classification which does allow other rules from R-1, R-1-A and R-2 to be used within that area. This includes such things as lot and building sizes for SFR's as well as some setback requirements.

Eric K states that they will be asking for a variance regarding the 25 ft setback to a 20ft depth at the front building line. Tom G states he is concerned about giving the setback change. They should only be given, in his ~~opinion and~~ <sup>understanding</sup> understanding, as a last resort. Eric K states it is to allow from larger backyards and uniform distance from the street for both sides.

Mike C asks about room along the street for such things and Fire and EMS vehicles. Eric K says the 26 foot width will more than accommodate such vehicles and delivery trucks.

Tom G expressed concerns regarding sewer hook-ups and lift station. Eric K reviews the location of the lift station and its capacity. It will be hooked up directly to the main along Main St.

Motion by Jack Campbell to accept the Pre-Plat for Chestnut Ridge as presented by Eric K. Seconded by Patrick F. Jack Campbell, Patrick Flannigan and Mike Clynch vote in the affirmative. Tom Gormley votes nay. Plat submission approved 3-1.

Motion to adjourn the P and Z meeting at 7:55 by Patrick F, Seconded by Mike C, all are in favor.

Respectfully Submitted:

  
Jack Campbell, Secretary

  
Tom Gormley, Acting Chairman