

Mr. Grant

SPECIAL MEETING

GRNAD JUNCTION PLANNING COMMISSION

Wednesday, August 17, 1966 - 8:00 A. M.

CONFERENCE ROOM - CITY HALL

Members Present: Mrs. Grace Smith, Mr. James Golden, Mr. Robert Baker, Mr. Richard Stranger

Others Present: Mr. Don Warner, Mr. John Porter, Dr. George Bosma, Mr. Harold Daniels and others.

I. MINUTES APPROVED

Minutes of the last meeting, July 27, 1966 were approved as mailed.

II. HEIGHT VARIANCE FOR LUTHERAN CHURCH AT 840 NORTH 11TH STREET

Mr. John Porter, Architect for the Lutheran Church, presented plans of the church. The height requested is 44 feet. Parking facilities were discussed, and it was pointed out by Mr. Porter that additional property had been purchased for parking.

It was moved by Mr. Golden that the height variance to 44 feet be recommended to City Council for approval. Mr. Baker seconded. Motion carried.

III. PROPOSED ZONING FOR WILLOWBROOK SUBDIVISION

Dr. George Bosma asked that the area south of the ditch to Patterson Road be zoned R-2 (two-family dwellings). If this area is zoned R-2, there could be at least one and possibly two-four-family dwellings constructed as long as the lot was large enough. The minimum size lot for a four-family dwelling is 9,000 square feet.

Mr. Golden asked Mr. Harold Daniels what his views were since he lives nearby. Mr. Daniels felt that all lots should be kept to one-acre size.

Mrs. Smith asked if the back yards of the houses that will be facing Patterson would be unsightly. Mr. Warner said it would be recommended to the property owners to fence and plant shrubs in their back yard, but it would be the property owners' decision.

Dr. Bosma stated that his primary interest is in the selling of the land. However, he was considering building the first two to get things started, but he would rather not get deeply involved as a builder. Dr. Bosma present drawings of two possible four-family dwellings.

Mr. Golden asked for further comment. Being no further comment, Mr. Golden moved that we recommend to the City Council that the area south of the ditch (Willowbrook Subdivision) to Patterson Road be zoned R-2. Mr. Baker seconded and the motion carried.

It was recommended that the area north of the ditch in the new annexation be zoned R-1-A (single family residence). It was moved by Mr. Stranger that the zoning of this area to R-1-A be recommended to City Council. Mr. Golden seconded. Motion carried.

IV. ENTIRE SUBDIVISION PLAT

A preliminary plat was presented to the Commission by Dr. Bosma. This area included six lots located in the above area proposed for R-1-A zoning. The plat was approved pending approval of Public Service, Telephone Company, Utilities Department, and the Engineering Department. The final drawings will be presented at a future meeting. This is to be the first addition to the Willowbrook Subdivision.

V. ADJOURNMENT

Being no further business to come before the Commission, the meeting was adjourned.

Don Warner

Don Warner
Development Director