

TOWN OF FARMINGTON PLAN COMMISSION MEETING MINUTES

PLAN COMMISSION MEETING
TUESDAY, NOVEMBER 21, 2023
FARMINGTON TOWN HALL

Attendees: Dan Heidel, Paul Lash, Dr. Michael White, Mitch Fenske
Minutes Prepared by: Crystal Sbraggia

CALL TO ORDER:

Dan Heidel called the meeting order at 7:00pm.

Mmsp: Lash / White: Motion to approve May 16, 2023 Meeting Minutes. **4/0/0 Passed**

Mark Schlifer | Bernhardt Valley Addition Lot Changes

Mark was in attendance requesting approval to adjust survey lines for Lots 25 and 26 in the Bernhardt Valley Subdivision. Schlifer recently received an offer to purchase Lot 25 and ½ of lot 26. Due to the splitting of Lot 26 and the fact the changes involve two separate Bernhardt Valley plan documents, additional approval from the town and county is required. Schlifer's plans have already been approved at the county level pending the approval from the town. These adjustments do not change the number of allowable dwellings within the subdivision. The remaining portion of lot 26 will not be a buildable parcel and is merely being held by Schlifer as a passageway to the additional land that he owns behind the subdivision.

Mmsp: White / Fenske— Motion to recommend approval of the request to adjust survey lines for Bernhardt Valley Lots 25 and 26 as presented with no increase to the number of buildable parcels. **4/0/0 Passed**

Mark Schlifer | Bernhardt Valley Park

Mark explained that the current plans for Bernhardt Valley will be nearing completion following the sale of lots 25 and 26, but that a couple of lots within the area still need his attention. He further explained that this meeting was his first step in exploring options for those final parcels. In particular, he noted that he was weighing options on what to do with the park area that he constructed onto Lot 23. The parcel is considered a buildable lot, but over the years Mark has noticed many kids within the community enjoying the park. For that reason, he is not sure that he wants to sell the parcel for construction, and would like to gain feedback from different stakeholders, including the town, to gauge the level of interest in the park. Before making any final plans for the parcel, Mark will be reaching out directly to those within Bernhardt Valley and checking out other ideas that has for the lots.

A very high-level discussion took place regarding land use options, broad cost assumptions and the need for public input sessions should town ownership ever be up for serious consideration by either party. At this time, the committee agreed that Schlifer should continue his exploration into other options. No action was proposed or taken.

Nathan Hayter | N9251 County Road C

Nathan Hayter was in attendance to request an after-the-fact variance for land parcel 5-505-0 to allow continued use of a covered deck that was constructed without proper permits. After learning of the structure, the county determined that the deck is not compliant with setback requirements for navigable waterways.

Hayter presented his variance appeal sharing that the new structure moves out in the direction of the creek approximately 5 more feet than the original porch that was attached to the house when purchased the property in 2022. He also noted that according to discussions with the county zoning department the structure extends only 6 feet further than what he would have been approved for if he had followed proper permit procedures.

Discussion followed regarding the waterway, the old structure, new structure and unique characteristics of the property. Committee members familiar with the parcel stated that the deck is a noticeable improvement for the property and appears to offer a much safer entry and exit point for the residents. Based on pictures, committee members noted that the deck faces the direction of the creek but does not slope towards the creek, nor does it obstruct any portion of the creek. The picture also showed there to be ample flatland between the structure and waterway.

The committee voted in favor of the request based on the fact that that the new deck does not obstruct the creek, improves the safety of the property and does not grossly extend over either the original or default landing measurements.

Mmsp: White / Fenske: Motion to recommend approval of the after-the-fact variance request and allow for the deck to remain as is on parcel 5-505-0. **4/0/0 Pass**

Public Input: No public input was heard.

Mmsp: White / Lash: Motion to Adjourn 8:45pm.