

TO: Planning Commission

FROM: Jerry Bohnsack

RE: Vee Request

Meeting of August 12, 2025

Lot Division Request

Mr. Vee is requesting that lots that were consolidated in the past be un-consolidated to reflect two parcels that are the same as they were when the plat of Breezy Point Estates was platted.

Based on the county policy is it possible to un-consolidate properties as long as the parcels have property lines that are the same as originally platted.

The process would be very straight forward if there were no buildings on the property. The commission would need to consider whether the new property lines would be creating non-conforming building which do not meet current setbacks.

The current proposal contemplates removal of existing structures and maintaining some existing structures.

Staff would recommend that a certificated survey be prepared prior to official consideration of the un-consolidation. This survey to show all old and new property lines and the relationship of all building proposed to be removed and building proposed to be maintained.

Mr. Vee is trying to gauge interest prior to incurring survey costs.