

MEMORANDUM

Business Item C

From: Administrator/Staff
To: Plan Commission
Re: Plan Commission review & recommendation on a CSM Review Application submitted by Chris Perreault on behalf of John Kulogo to combine approximately 3.95 acres of Tax ID #006-0420-05 with Tax ID #006-0420-03 (3442 County Rd II), creating a lot approximately 5.2 acres in size.

Please see the below comments from Code Administrator Kamke:

In general, this proposed map creates conforming lots from non-conforming ones and meets all dimensional standards required. With small additions/edits to the information provided on the map, staff would support recommending approval.

Parcel 006-0420-03, being 1.25 acres as Lot 2 of CSM 8112, and 006-0420-05, being 36.73 acres as Lot 4 of the same CSM 8112, are proposed to be partially combined, leaving a 32.78 acre remnant of Lot 4 and creating a new lot of 5.2 acres. Both existing parcels are zoned A-2, General Agriculture district which has an acreage minimum of 5 acres.

The proposed combination would create two code-conforming A-2 lots from one conforming and one non-conforming lot. While the lot shape is unconventional, the minimum average width and minimum frontage on a public road are satisfied and all other dimensional standards of the A-2 district are met with this proposed configuration.

However, not all requirements listed in the subdivision ordinance are met, but could be with minor changes to the map. Section 7.10.11(6)(a) requires all pertinent features of the property to be documented on the map.

Staff recommends the following conditions:

1. The on-site sewage system is only partially shown on the proposed CSM; County records indicate the system is an in-ground system with past service records, so the drain field must be included on the survey to complement the documented tank access manhole. The subject parcels do not have public sewer service and are not in an area of expected future expansion of the sanitary district.
2. This section of the subdivision ordinance also requires that ownership of adjacent lots be listed on the map.
3. Distance of the northern-most accessory building from the nearest south lot line should be added, to document if the building is conforming to setback and height limits for the district. The distance for this building to the west property line is listed as 18.2ft.
4. Notes on the map indicate that no ownership change is occurring as part of this survey; it should be clarified if the new lot will be co-owned by both the LLC and the individual.

SUGGESTED MOTION(S):

Motion to recommend approval of the CSM submitted by Chris Perreault on behalf of John Kulogo with the four (4) listed Staff recommendations.

Respectfully Submitted,
Kelsey