



Agenda Item Report

Meeting Type: Plan Commission

Meeting Date: July 9, 2026

Item Title: Consider and take action regarding a request for a waiver to the driveway ordinance for a second driveway – 353 W. School Street/Gary Tucker

Submitted By: Mike Kornmann, Director of Community and Economic Development

Detailed Description of Subject Matter: The driveway ordinance allows for one driveway per residential parcel/lot. It also allows for a waiver to be requested if someone requests a second driveway. There are no standards listed in the code for guidance on reasons to approve the waiver. A copy of the driveway ordinance is attached. The ordinance was amended last year and that amendment is attached also. The main change is it assigns the decision on waivers to the Plan Commission.

Past history on this corner parcel is a few years ago a permit was taken out for a new driveway to connect to West School Street. This project was part of an addition to the home (garage and second story). At that time the South Main Street. The permit requires cement thickness, flared aprons, and other construction requirements. With the W. School Street driveway, several items required in the permit were not constructed including flared apron, curb/gutter cut, and moving of utilities. (see site photo document)

The 2026 request for a second driveway is to add it in the former location of the original driveway. This area is currently grass - both yard and apron areas.

List all Supporting Documentation Attached:

- Project Map
- First driveway permit application site plan
- Second Driveway permit application site plan
- Site photos
- Driveway ordinance
- Amendment to driveway ordinance

Action Requested: Consider and take action on the request for the waiver