

LEVAN TOWN
PLANNING COMMISSION
REGULAR MEETING
May 3, 2023
7PM

1. Opening Business:

Welcome by Alan Paystrup Planning Commission Chairman

Invocation: Alan Paystrup

Pledge: Christine Carrigan, PC commissioner

Present at Meeting; Alan Paystrup - Planning Commission Chairman,
Barbara Anderson – Planning Commissioner, Christine Carrigan –
Planning Commissioner, Bruce Rowley – Mayor, Meeting Recorder –
Chantal Rowley. Also present: Rachel Goates, Haylie Hunter, Jesse
Carter, Kevin Carter, Carol Bennett

2. Action Items:

a. Approve minutes for April 5, 2023, Regular Meeting

Motion made to approve was made by Barbara Anderson,

2nd made by Christine Carrigan

All in favor, minutes approved.

b. Building Permit Applications:

New Home – Keaton Osborne

The Planning Commission examined the permit application documents, plat map and building plans.

Motion to approve the building permit was made by Barbara Anderson. Motion 2nd by Christine Carrigan.

All in favor. Permit application will be presented to the Town Council for their approval.

New Home – Haylie Hunter

The Planning Commission discussed proposed property lines and home placement. The current property will be divided, and a new deed will be made. Perc test not yet completed.

Motion to approve the permit contingent on new deed and completed wastewater permit made by Christine Carrigan. Motion 2nd by Barbara Anderson. All in favor. Permit application will be presented to the Town Council for their approval.

New Home – Conner & Halie Lunt

The Planning Commission reviewed the plans and permit application. The Perc test is done but they are still waiting for the wastewater permit.

Motion to approve the permit contingent on wastewater permit made by Barbara Anderson. 2nd by Christine Carrigan. All in favor. Permit application will be presented to the Town Council for their approval.

3. Reports:

None

4. Discussion Items:

Alan Paystrup said that the Mayor asked him to inspect and report on the Lowe Fence. Alan said he had two main concerns. One; the whole east side which is over their property line by as much as 12 feet. Two; the northeast corner along the driveway is six feet high and solid. This is too high and needs a ten-foot clear view area. Alan referenced ordinance 16.10.060 for the clear view areas. The Town Ordinance defines a 'see-through' fence as being at least 50% non-opaque materials. Alan stated that it is a serious issue that needs to be addressed.

The commission discussed if the whole fence along the front yard would need to be lowered to meet ordinance requirements. The ordinance for fences in the front yard allows for a three-foot-high solid fence and four foot high for see-through fencing. The fence was considered a see-through fence by the installer but does not meet the town's specifications for 'see-through'. This is an aesthetic issue, not safety, and Alan said he was primarily concerned with the safety issues about the fence. Alan said he would pass along his findings to the Town's attorney.

Mayor Rowley asked the planning commission to review the fencing permit wording to include a requirement for inspection and approval of fences placed next to town property and rights-of-way. The Planning Commission agreed to put this on a future agenda.

Mayor Rowley said he called the Town's attorney about a request made at an earlier meeting for a variance on setbacks for a home addition. Mayor Rowley said that the attorney told him that the town could not issue such a variance. The home in question is already closer to the road than current ordinance allows (grandfathered in), and the proposed addition could pose a safety issue if the road were widened. A letter to the homeowner will be sent.

Motion to Adjourn:

Motion made by Barbara Anderson. 2nd by Christine Carrigan

All in favor. Meeting adjourned at 7:35pm

Christine Carrigan, Clerk

