



**CITY OF WALLED LAKE  
PLANNING COMMISSION  
TUESDAY, JANUARY 10, 2017**

The Meeting was called to order at 7:30 p.m.

**ROLL CALL:** Malone, Novak, Robertson, Whitt

**ABSENT:** Maurer, Palmer, Wolfson

**OTHERS PRESENT:** Planning Consultant Deem, City Attorney Vanerian, Recording Secretary Rodgers

**PC 01-01-17 MOTION TO EXCUSE COMMISSIONERS MAURER, PALMER, AND WOLFSON**

Motion by Robertson, seconded by Malone, CARRIED UNANIMOUSLY: To excuse Commissioners Maurer, Palmer, and Wolfson from tonight's meeting.

**REQUESTS FOR AGENDA CHANGES:**

**APPROVAL OF MINUTES:**

**PC 01-02-17 APPROVAL OF THE DECEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES**

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To approve the December 13, 2016 Planning Commission minutes.

**COMMUNICATION:** None

**AUDIENCE PARTICIPATION:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

- 1. PUBLIC HEARING**  
1676 Leon – Lot Split

Open public hearing: 7:32 p.m.

Planning Consultant Deem said the lot split is located at the southwest corner of Decker and Leon and zoned R1-A. He said the minimum lot size for R1-A is 12,000 square feet and the existing lot is 52,500 square feet. The applicant is looking to divide the one lot into a total of three lots. He said the three lots would meet minimum requirements for lot size and the minimum width requirement of 90 feet. He said the one thing to note the side yard setback for the existing home is not listed but the lot split will not affect it since the lot split will be occurring south of the house. He recommended that the side yard dimension be given. He said the applicant is in compliance with state law requirements. He explained access to the two new existing lots access will have to be off of Decker Road. He said the proper permits will need to be pulled for the curb cuts. He recommended approval for the PC case #259 Lot Split for 1676 Leon with the following conditions: provide consent of title holder must be provided for proof of ownership and documentation that all title of deed holders of the parcel have granted written consent for the proposed lot split, not if there are any restrictions in the deed, and confirm that the minimum side yard setbacks are met.

Chairman Malone asked about the sidewalk along Decker Road will they be required to replace if new development occurs on the property.

Planning Consultant Deem said if there are existing sidewalks they will have to be rebuilt and that is part of the building review.

**AUDIENCE PARTICIPATION:** None

Close public hearing: 7:38 p.m.

## **DISCUSSION**

Commissioner Robertson said PC Case 259 meets the requirements.

**PC 01-03-17                    MOTION TO RECOMMEND APPROVAL PC CASE 259  
FOR 1676 LEON LOT SPLIT WITH CONDITIONS THAT  
APPLICANT SUBMIT REQUIRED INFORMATION IN  
MCKENNA'S LETTER DATED DECEMBER 12, 2016**

Motion by Robertson, seconded by Novak, CARRIED UNANIMOUSLY: To recommend approval PC Case 259 for 1676 Leon lot split with conditions that applicant submit required information in McKenna's letter dated December 12, 2016.

## **ADMINISTRATIVE REPORT:**

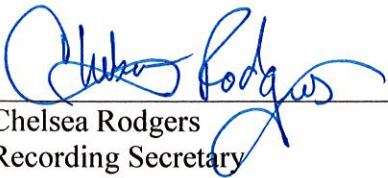
1. Code Enforcement Report December

**DISCUSSION:** None

**COMMISSIONERS COMMENTS:** None

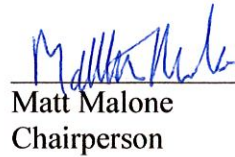
**PC 01-04-17            ADJOURNMENT**

Motion by Robertson, seconded by Whitt, CARRIED UNANIMOUSLY: To adjourn the meeting at 7:43 p.m.



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Chelsea Rodgers  
Recording Secretary



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Matt Malone  
Chairperson