

**REGULAR MEETING
LOCAL PLANNING AGENCY (PLDRC)
CITY COMMISSION CHAMBERS
March 22, 2010
7:00 P.M.**

MINUTES

CALL TO ORDER: Chairperson Troy

APPROVAL OF MINUTES: Minutes of Regular Meeting: January 25, 2010

Vice-Chairman Woods call the PLDRC Regular Meeting of January 25, 2010 to order at 7:00 pm. Members present were Comm. Adams, Comm. O’Laughlin, Comm. Woods & Comm. Irvine. Also present was City Admin. Don Findell.

MOTION by Comm. Adams to approved the PLDRC Regular Meeting Minutes for January 25, 2010 as presented. **SECOND** by Comm. O’Laughlin. **Motion** carried unanimously.

PRESENTATIONS: None at this time

COMMISSION CONSIDERATION:

A) Consideration of a request by Christopher Pfeiffer to vacate an unopened portion of Hobart Avenue located on the east side of North Goodwin Street.

Admin. Findell: Mr. Christopher Pfeiffer is not here to make the presentation. As you have noted, Mr. Pfeiffer is requesting that the portion of Hobart Avenue that is adjacent to his property at 397 North Goodwin Street, as well as adjacent to property located at 371 North Goodwin Street and 670 Jennings Avenue (Admin. Findell displayed a copy of the map on the screen).

To explain to those who are not familiar to this process, Article 5.01.04 provides for the vacation of rights-of-way under the following conditions:

- A. The requested vacation is consistent with the Transportation Circulation Element of the City Comprehensive Plan.
- B. The right-of-way does not provide the sole access to any property. Remaining access shall not be by easement.
- C. The vacation would not jeopardize the current or future location of any utility.
- D. The proposed vacation is not detrimental to the public interest, and provides a positive benefit to the city.

What prompted this request was a survey problem that Mr. Pfeiffer encountered when he bought this property. There was an overlap on the survey between adjacent properties. To restore the size of the lot he contacted his neighbors to see if they would mind having the right of way vacated. A review by staff has determined that:

- A. The requested right-of-way vacation is not addressed by provisions in the Traffic Circulation Element of the Comprehensive Plan and is, therefore, not inconsistent with the provisions of the Comprehensive Plan.
- B. Right-of-way to adjacent properties is provided by North Goodwin Street and by Jennings Avenue and, therefore, vacation of the Hobart Avenue segment will not eliminate sole access to adjacent properties.
- C. The requested right-of-way vacation will not jeopardize the current or future location of any utility.
- D. The vacation of the right-of-way is not detrimental to the public interest, and it does provide a positive benefit to the City in that it will eliminate the potential for future City maintenance of this segment of Hobart Avenue. Additionally, vacation of the right-of-way will add additional property to City's tax rolls.

Staff recommends approval of the applicant's request for vacation of the right-of-way.

MOTION by Gary Adams to recommend to the City Commission approval of Mr. Pfeiffer's request to vacate an unopened portion of Hobart Avenue located on the east side of North Goodwin Street.
SECOND by Comm. O'Laughlin.

Comm. Woods: Why was this originally platted like this; was it supposed to be a cul-de-sac?

Admin. Findell: I don't know; but if you went over a few lots you would see it could connect to Jackson and on to where Jackson and Hobart connect to the east. So it looks like Hobart Avenue did not go through.

Comm. Woods: Could they split that lot in the future?

Admin. Findell: The property is 120' x 248'; the zoning is 2 units to the acre; so it is not divisible.

Motion carried unanimously.

PUBLIC HEARINGS:

None at this time

COMMISSION DISCUSSION:

None at this time

STAFF COMMENTS/CHAIRPERSON AND MEMBER COMMENTS:

The request for proposal price quotes has gone out for the survey of row for Orange Avenue/ Michigan from Pleasant to Lemon. They are due back on April 2, 2010.

The Ivy Hawn Charter School site plan is coming to a close on our end. I expect it will be coming to the PLDRC April meeting. It has gone through engineering and most of those issues have been addressed.

Comm. Woods: Are they on time to open for school this year?

Admin. Findell: I hope so.

The Commission welcomes Comm. Bill Irvine.

PUBLIC COMMENTS:

ADJOURNMENT

Vice-Chairman Woods adjourned the March 22, 2010 Regular Meeting of the PLDRC at 7:15 pm.

Respectfully submitted,

Wendie M. Levings, Secretary