

**CITY OF DUNDAS PLANNING COMMISSION
PUBLIC HEARING AND REGULAR MEETING MINUTES
THURSDAY, NOVEMBER 17, 2022
7:00 PM – DUNDAS CITY HALL**

Present: Chair Grant Modory, Commissioners Larry Alderks, Francis Boehning, Bruce Morlan, Luke LaCroix, Luke Swartwood, Glenn Switzer
Staff: City Planner Nate Sparks, City Administrator Jenelle Teppen

CALL TO ORDER

Chair Modory called the Dundas Planning Commission Public Hearing and Meeting to order at 7:00 p.m. A quorum was present.

APPROVAL OF AGENDA

**Motion by Morlan, second by Alderks, to approve the Public Hearing and Meeting agenda.
Motion Carried Unanimously (MCU)**

APPROVAL OF MINUTES

**Motion by Morlan, second by LaCroix, to approve the special meeting minutes of May 31, 2022.
(MCU)**

PUBLIC HEARING

Variance request from Bridgewater Township for an Addition to Existing Building resulting in an encroachment into front yard setback at 500 Railway St S.

Open Public Hearing: Chair Modory opened the public hearing 7:03 p.m. for a Variance request submitted by Bridgewater Township.

Staff Presentation: City Planner Sparks stated that Bridgewater Township has made an application for a variance to allow an 8 by 36-foot addition to be placed on the north side of the Town Hall at 500 Railway Street South. He stated City Code requires a minimum of a 35-foot setback to all rights-of-way. and the setback is increased to 100-feet when residentially zoned property is across the street. He indicated the proposed addition will be about 30 feet from the DeMann Court right-of-way (required to be 35 feet) and about 88 feet from the Railway Street right of way (required to be 100 feet) with the existing building about 37 feet from the DeMann Court right-of-way and 88 feet from the Railway Street right-of-way. He further stated City Code requires a yard facing a residentially zoned district must contain a berm with trees and shrubs to provide a buffer between the industrial and residential use. He reported no landscaping plan was provided meeting this requirement.

Applicant Presentation: Kathleen Kopseng, Bridgewater Township Chair was present and indicated the building addition will provide more meeting space and improve energy efficiency.

Public Comment: John Zander, 108 DeMann Ct owner of property directly west of the Town Hall, encouraged the Planning Commission to approve the Variance request without requiring landscaping.

Closed Public Hearing: Chair Modory closed the public hearing at 7:12 p.m.

NEW BUSINESS

Recommendation to City Council for a Variance to Allow an Addition onto the Existing Bridgewater Town Hall Building Resulting in an Encroachment into the Front Yard Setback by about Three (3) Feet at 500 Railway St S. PID 17.15.2.01.009

Motion by Boehning, second by Switzer, to recommend approval of the variance request to the City Council with conditions as detailed by Planning and Engineering Staff. MCU

ADJOURN

Motion by Boehning, second by Swartwood, to adjourn the meeting at 8:00 p.m. MCU

Chair Grant Modory