

**City of Washburn
Planning & Zoning Committee
May 7, 2018
Minutes**

Present: Larry Thomas, Ann Oberg, Carol Scholl Carlson, Elizabeth Patterson, and Jim Kaiser

The city received an application from Coleen Kuehner to join lots 12 & 13, block 2, Heritage Heights Pilgrim Addition, into one parcel in order to build a garage attached to the house. Larry made a motion to move ahead with the public hearing for this request. Ann seconded the motion and it passed on a voice vote. Notice of the public hearing will be published in the *Leader News* for two weeks with the hearing set for May 29, 2018, at 5:30 p.m.

There was discussion among planning and zoning members regarding the ordinance to prohibit garages being built on lots without homes and the requirement that lots be joined in order to accommodate the ordinance. Carol is concerned that the administration of the ordinance is quite heavy for most straightforward applications where the resident owns the contiguous lots but needs to join the lots into a parcel in order to build a garage and there would be little public objection. Larry said the ordinance could be rewritten to allow for flexibility for certain applications with the planning and zoning committee deciding straightforward cases instead of going through the full public hearing process. Ann suggested that a new lot joining ordinance be created similar to the lot splitting ordinance (117.7.4) whereby, as long as certain conditions are met, the lot joining application may proceed to planning and zoning for a decision. Ann will draft a lot joining ordinance with input from Ryan Oberg, McLean County Property Appraiser, and present it to the planning and zoning committee at its meeting on May 29.