

**Building & Zoning Committee
Meeting Minutes for July 3, 2025**

Members Present:

Frank Dickerson, Chairman Pro Tem
Terry Eaker
John Janek
Nick Petrillo

Members Absent:

Mick Madison
Fred Michael
Bobby Ross

Others Present:

Chris Doucleff, Administrator
Jen Hurley, Zoning Coordinator

Call of Meeting to Order and Roll Call:

Chairman Pro Tem Dickerson called the special meeting of the Building & Zoning Committee to order at 4:15p.m. and conducted roll call.

Public Comment:

None

Approval of Minutes:

None

Zoning Resolutions:

None

Subdivisions:

Jen Hurley, Zoning Coordinator, gave the overview of the subdivision and variance on the agenda.

Ms. Hurley introduced Falconio Acres, Minor Plat. She said the property is approximately 4.99 acres and is zoned "A" Agricultural District. It is a 2-lot minor subdivision with Lot 1 being 2.95 acres and Lot 2 being 2.04 acres. The property is within the 1.5 mile growth area of the City of Highland, and they have opted-out of their option to review. Ms. Hurley said Lot 2 includes the existing single-family dwelling on the property, and future development on Lot 1 may include a new single-family dwelling. She stated Lot 1 will have access to the private road (Lakeview Drive) through an ingress/egress easement. Ms. Hurley said that there is no floodplain on the property. She stated there is a recorded maintenance agreement in place for all adjoining property owners to share equally in the cost of maintaining the private road, with a provision in place that states in the event that the property is divided, the easement rights and obligation for maintenance are also shared by the new lot owners.

Ms. Hurley introduced the Subdivision Variance, SUB2025-0012, for the subdivision above. Ms. Hurley stated that the applicants have requested a subdivision variance to create a new lot along a private roadway easement that already has 9 properties utilizing the easement instead of the maximum 4 allowed per the Subdivision Ordinance.

Pre-Application Presentation:

None

New Business:

Chairman Pro Tem Dickerson brought in the Falconio Acres, Minor Plat and the Subdivision Variance. John Janek made a motion to approve. Seconded by Terry Eaker. Roll-call vote. All ayes. Motion passes.

Administrator's Report:

None

Unfinished Business:

None

Adjournment:

Nick Petrillo made a motion to adjourn the meeting. Seconded by John Janek. Voice-vote. All ayes. Motion passes. Meeting adjourned.