

**MINUTES OF A PUBLIC MEETING
OF THE CITY OF BUNKER HILL VILLAGE
PLANNING AND ZONING COMMISSION
ON
THURSDAY, APRIL 25, 2013 AT 5:00 P.M.**

I. CALL TO ORDER

Chairman Purifoy called the meeting to order at 5:00 p.m.

Present:

William Purifoy, Chairman
Gerald Teel
Jean Krivan

Eric Herleth
Andrew Newton

Absent:

Robert G. Croyle, Vice Chairman

Others Present:

Steve Smith, Dir of Public Wrks/Bld Official
Councilman John Glover
Councilwoman Susan Schwartz
Jack & Darleen Christansen at 11603 Oak Shadows Lane
Dominic with Field Data Services, Inc.
Ben McCarthy at 11611 Oak Shadows Lane

**II. DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF THE
APRIL 4, 2012 MINUTES**

Motion was made by Gerald Teel and seconded by Andrew Newton to approve the minutes of April 4, 2012 as submitted. The motion carried 5-0.

III. PUBLIC HEARING

**A PUBLIC HEARING WILL BE HELD REGARDING A REQUEST FROM
FRANKEL HOMES, LTD. AND SILVERWOOD BUILDERS I, INC., TO REPLAT
CURLEE SUBDIVISION, 617 BLALOCK ROAD AND 550 FLINTDALE, FROM
TWO LOTS INTO THREE LOTS**

**ALL INTERESTED PARTIES SHALL HAVE THE RIGHT AND OPPORTUNITY
TO APPEAR AND BE HEARD ON THE ITEM LISTED ABOVE**

Chairman Purifoy opened the public hearing at 5:01 p.m.

Mr. Christiansen, at 11603 Oak Shadows Lane, said he did not believe subdividing the two lots into three lots complied with the ordinances of the City of Bunker Hill Village. He said by subdividing the lots one of the lots would not meet the 110 foot roadway coverage. He said currently the lots conform to the ordinances and if subdivided the one lot would not conform.

Mr. Smith, Dir of Public Wrks/Bldg Official, said the ordinance states for a standard lot to be developed there must be 110 feet along the roadway. He stated the problem is the street is

not a standard street, it's a modified cul-de-sac, meaning the street meets up with not a full cul-de-sac. The ordinance requires only 40 foot coverage along the roadway if this was a standard cul-de-sac street. He said the proposed lot in question has about 100 feet coverage along the roadway.

Mr. Christiansen said the lot in question does not line up with the cul-de-sac portion of the street therefore it should have to comply with the standard street ordinance of 110 feet of roadway coverage.

Mr. Smith was asked if this was the only street in the city like that. He said no, this situation is not unique for Bunker Hill Village. Mr. Smith said he went back to see what was done previously in this situation throughout the city and these types of lots have been accepted.

IV. CLOSE THE PUBLIC HEARING

Chairman Purifoy closed the public hearing at 5:35 p.m.

V. DISCUSSION AND POSSIBLE ACTION REGARDING PRELIMINARY AND FINAL PLAT OF CURLEE SUBDIVISION

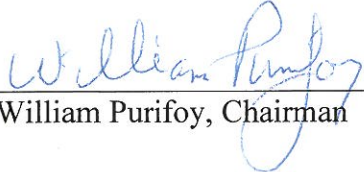
Motion was made by Andrew Newton to deny the replat. The motion was not seconded therefore the motion died.

Motion was made by Mr. Teel and seconded by Mr. Herleth to approve the plat to go forward to city council. Motion carried 4-1. (Andrew Newton voted no)

VI. ADJOURN

Chairman Purifoy announced the closing of the Planning and Zoning Meeting at 5:45 p.m.

Approved and accepted on 06/06/13



William Purifoy, Chairman

Attest:



Kelly Johnson, City Secretary