

Greenfield Advisory Plan Commission
November 8, 2010

The Greenfield Advisory Plan Commission was called to order by Digby Terry at 7:00 p.m.

Present: Paulette Richardson

Nick Kile
Becky Riley
Greg Carwein
Jill Carr
Digby Terry
Carl Graham
Mike Fruth

Also present:

Gregg Morelock, Attorney
Joan Fitzwater, Zoning Administrator

First on the agenda was approval of minutes. A motion was made by Mrs. Richardson and seconded by Mr. Kile to approve the September 13, 2010 minutes as submitted which motion was unanimously approved.

Ms. Fitzwater gave her administrators report and distributed copies of the 2011 Plan Commission schedule.

The first order of business was PC2010-09, a request for primary plat approval of a subdivision known as Reflections at Bluestone Subdivision. A staff report and a recommendation for approval were presented. Additional presentation on behalf the petitioner was made by Mr. Ronald Pritzke who was accompanied by principles of Paragus, Inc. in addition to the architect and Dennis Olmstead of Stoeppelwerth Engineering. Mr. Pritzke indicated the project would be age restricted requiring at least one resident in each unit to be 55 years of age but would be an independent living development. Questions were asked of Mr. Mike Manse regarding the public water service and the private sewer service. Further indication was given that the subdivision would be built as one phase. Mr. Kile made a motion to approve the primary plat subject to the recommendations of staff which motion was seconded by Ms. Carr and unanimously passed.

The next item of business was PC 2010-10 being a request by Shares, Inc. requesting approval to demolish a residential structure in the traditional neighborhood district. A staff report and a recommendation for approval were presented. Mr. Roger Wilson representing the petitioner was present and made additional comments. A motion was made by Mr. Kile to approve the demolition of a residential structure in the Traditional Neighborhood District, subject to staff recommendations and incorporating a finding that the historic or architectural significance of the structure or part thereof is such that in the Commission's opinion, it does not contribute to the traditional character of the structure and the context of the district, that the demolition is necessary to allow new development that, in the Commission's opinion, is of greater significance to the conservation of the district than is the retention of the structure for which demolition is sought, and that the structure or property cannot be put to any reasonable economically beneficial use for which it is, or may be, reasonably adapted to, without the approval of the demolition. The motion was seconded by Ms. Richardson and unanimously passed.

There being no further business to come before the meeting, upon a motion made, seconded and duly passed the meeting was adjourned.

Respectfully,

Donna Butler
Permitting/Zoning Technician