

PLANS COMMISSION

April 5, 2018

The regular meeting of the Plans Commission was called to order at 6:30 p.m. by President Kim Blumer in the Albany Village Hall. Members present were: Blumer, Eileen Althaus, Michelle Monson, Larry Ommodt, and Paul Rhyner. Absent: Mark Riedel and one vacancy. Also present were: Hans Zurfluh, Paul Marti, Catherine and Elizabeth Blakemore.

The Public Hearing was first opened. This hearing was to consider a variance for Doug Kraus for his property located at 104 North Jackson Street. This property is zoned R1. Currently there is a dilapidated house on this property. The current owner is looking to sell this property as is with the agreement that the entire lot will be cleaned up – including complete clean-up of the house and all other items on the property. This variance is needed because Village of Albany Ordinance 273-15D(5) states that the minimum width of a lot to build a new home is 90'. This lot is 82.5' in width. Blumer opened up the hearing for discussion. Zurfluh had some questions that were answered to the best of the commission's ability, and after some discussion, a motion was made by Monson and seconded by Ommodt to approve the variance to Doug Kraus and the current new owner only to allow a home to be built on this 82.5' property. Along with this variance, the commission recommends that the owner remove all debris and buildings within three months of purchase. Due to some questions on the lot lines, the property needs to be surveyed at either the current owner or the new owner's cost to verify the property lines at the time of sale. Carried. The Public Hearing was closed.

MINUTES: Motion by Monson, seconded by Rhyner to approve the minutes of the previous meeting as printed. Carried.

FIRE DEPARTMENT LAND USE: Paul Marti presented an offer to the village for the fire department to lease the property in question in the Business Park instead of purchasing it. There has been some concern about selling this property to the fire department in case it is needed for a business to buy and build on. The AFD has given the option of the department leasing, and suggested that the AFD pay the village \$2,000 a year for ten years, or whatever price is agreed on. If the village has a business that would like to buy the land, the FD will move down to another site. Then, after ten years, the property will become the fire departments. If the land is sold, the new site would be the same deal as the original land but the money already paid would count for the new site. The commission was very agreeable to this option. It was decided that the Albany Fire Department would be responsible for the paperwork to get this set up and the village would use their attorney to do so. Motion by Monson, seconded by Ommodt to recommend the approval of having the village's attorney draw up the option to lease the property as listed above with the FD paying the legal costs. Carried.

BOEHME LAND PURCHASE: Keepers explained that Larry and Janice Boehme have agreed to the amount of \$12,750 to purchase the approximate 1.7 acres of land surrounding their current property. They have contacted a surveying company but were told that it could be up to 2 months before they would be able to do this. There will be no action necessary at this time until the survey is done so that the legal paperwork can be drawn up.

FENCE PLANS: Two sets of plans were received regarding fence approvals. The first one reviewed was from Evan and Olivia Rice for their property located at 205 North Jackson Street. This property is directly

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to the south of the village's ball park. On the north side of this property, the village has a 6' chain link fence. There is a fence on the west side of this property, however the new owner would like to expand this area. After reviewing the plan, a motion was made by Monson, seconded by Rhyner to recommend approval of this fence plan as presented. Carried.

The second request, was from David Martin for his property located at 200 Warren Street. After reviewing the map given, there were questions regarding the room on the east side of this property which abuts Mill Street. Motion by Blumer, seconded by Monson to have the public works department do some measuring and have the information ready for the village board meeting on Monday night. Carried.

FUTURE ITEMS: Ommodt had some questions about some of the properties in the village that need to clean up. These will be watched and referred to the police department.

ADJOURN: Motion by Althaus, seconded by Rhyner to adjourn. Carried.

7:20 p.m.

LAURIE K. KEEPERS, Clerk