MINUTES OF THE PLANNING COMMISSION MEETING
October 24, 2016

The regular meeting of the Mission Planning Commission was called to order by Chairman Mike Lee at 7:00 PM Monday, October 24, 2016. Members also present: Jim Brown, Scott Babcock, Stuart Braden, Brad Davidson, Charlie Troppito and Frank Bruce. Also in attendance: Danielle Murray, City Planner; Nora Tripp, Secretary to the Planning Commission.

Approval of minutes from the July 25, 2016 meeting

Mr. Babcock moved and Mr. Braden seconded a motion to approve the minutes of the July 25, 2016, meeting

The vote was taken (7-0). The **motion carried**.

Case #16-08 Marjorie Schmitt – Front porch waiver

Ms. Murray: This is an item that came to our attention when the applicant came to pull a building permit. Prior to the building permit review, we look at the planning and zoning standards, setbacks being one of those things. With the proposed project, the house is already at the maximum setback, so anything in front of it would not meet the required setback. There is a section in our ordinance that does allow for the Planning Commission to waive that, based on additional conditions in our code. One of the things that qualifies for that waiver is a covered front porch, which is what their project is.

So, they are here tonight to present their plans for a covered front porch so that they can be granted the waiver that's allowed in our code for the additional encroachment into that front yard. It's not a variance, it's not something that needs a variance; it's something that's written into our ordinance as being within the power of the Planning Commission to allow. Our ordinances do say that the plans have to come to the Planning Commission to be reviewed. So, it's not a site plan case. This is simply evaluating the proposed addition for a waiver.

There are five criteria used to evaluate this proposal. First, it has to be a covered front porch, which we believe that the structure they are proposing is. It has to be under or not more than 120 square feet. This project is 120 square feet in area. Second, the exterior materials of the porch have to be consistent or complementary in color, texture and quality to those visible at the front of the dwelling. In the staff report, we talk about what architectural styling the existing house is, what the defining characteristics of that architectural style are, and how we believe this porch does comply with those. The third criteria has to do with roof design being properly proportioned to and integrated with the dwelling. We believe that the roof design is consistent with the architectural style of the home. Fourth, that the plans are approved by the Planning Commission. There is a memo and plans submitted for your review tonight. Fifth, the structure does not adversely affect drainage on the lot or neighboring properties. The standard we used to evaluate this was the maximum lot coverages that are stipulated for this zoning district, which is a maximum lot coverage of no more than 35 percent. We evaluated the current house plus the addition and they are well below that maximum. Therefore, we don't think drainage would be an issue for this project.

In closing, you should conduct your design review tonight as you see fit. Staff does believe that the proposed porch design meets all of the requirements of the code and qualifies for a front setback reduction, as requested. The applicant is here to answer any questions that you may have.

Mr. Babcock: Are you going to paint it to match your trim, I take it?

Mr. Schmitt: (Applicant) Yes.

Mr. Babcock: I will make a comment. There is another thing that I think comes into play here. The code now, is it three feet that the garage is supposed to be behind the front portion of the house, at a minimum?

Ms. Murray: Yes.

Mr. Schmitt: This will bring us into the new code?

Ms. Murray: The standard that we used to evaluate that actually is the majority of the front of the house. So, it's possible that you're correct. We haven't taken those measurements into consideration. But, you're right. This is absolutely the kind of project we would like to see on a new home.

Mr. Bruce: The property to the north of yours, do you know how many feet the porch on that one extends beyond the face of the house?

Mr. Schmitt: No, I don't. It's just a stoop, actually. They don't have an extended porch.

Mr. Bruce: But there is a porch on that property.

Mr. Schmitt: I'm sorry, you're right. The one to the south. The one to the north, yes, I think it extends from the front of the house, it's got to be about eight feet deep. I'm not positive, but I know it's a ways out. And it was part of the original design of the house. It was not added on.

Mr. Davidson: I have a few questions. One has to do with the house on both sides of your structure. Danielle said that the front of this structure is right on the building setback line. The structure on the left and the right, has there been a porch or something added after the fact on the house on the left side of your structure?

Mr. Schmitt: No. The house to the south of us just has a front porch stoop, a three-step concrete porch, is all that's there. The one to the north, I just eyeballed it. I mean, looking down the line from my house to his. I would guess that that porch is out, it's got to be more than six feet. Seven to eight feet? But it's part of the original structure.

Mr. Davidson: So, basically, the front line of your house generally lines up with the house on the left and the right.

Mr. Schmitt: Yes.

Mr. Davidson: A second question I have is, as far as the decking material for your porch, I guess my concern is – and it can all be done correctly, okay? But is it a hard surface like a concrete porch? Or is it like a deck with a roof over it? My concern is the front porch piers, if you will. It's going to be like a deck material structure with, you know, the four piers –one, two, three and four, with a wood floor and that kind of a thing, and then a roof above. Is that what you're proposing?

Mr. Schmitt: Yes. It's a composite material, a decking material. Not concrete.

Mr. Troppito: Unless I missed it, I don't see anything about front porch lighting. Any flood lighting planned as a part of this? Will it be facing towards the neighbors' houses?

Mr. Schmitt: No. Lighting will be typical, if we have a light on the front, it will just be a typical house light. We may put lights in the ceiling, but those would be pointed down. They won't point any direction towards the neighbors.

Mr. Davidson: About the screening. How far off the ground is this porch going to be? Twenty inches or so?

Mr. Schmitt: Or less, yes.

Mr. Davidson: I guess my question is, from the bottom of the wood structure, the deck framing, or whatever, what's going to go from the bottom of that framing down to the ground? Is that going to be exposed? Are you going to try to do a lattice?

Mr. Schmitt: We'll do a lattice material, yes.

Mr. Davidson: My point is, in my opinion, this doesn't look very good in the situation where the deck is two or three feet off the ground and it's totally exposed –

Mr. Schmitt: Unfinished, yeah.

Mr. Davidson: -- and you can see underneath the structure, and that kind of thing.

Mr. Schmitt: We will definitely put a finish on there.

Chairman Lee: Any other comments?

Mr. Bruce: Mr. Chairman, I did look at the porch to the north of you, and it did appear to be about eight foot out. I didn't get out and measure it.

Mrs. Schmitt: I did measure it. It's about 7.5 feet. I just went over when we first filed this.

Chairman Lee: At this point, I would entertain a motion.

Chairman Babcock moved and Mr. Brown seconded to approve the submitted plans for Case #16-08, a covered porch at 6016 Reeds Road.

The vote on the motion was taken, (7-0). **The motion carried**.

Staff Update

Staff provided an update on current City business.

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ADJOURNMENT

With no other agenda items, **Mr. Babcock moved and Mr._Braden seconded a motion to adjourn.** (Vote was unanimous). The **motion carried**. The meeting adjourned at 7:45 P.M.

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Mike Lee, Chair

ATTEST:

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Nora Tripp , Secretary