



## Legislation Details (With Text)

**File #:** 16-0394      **Version:** 1      **Name:** Subdivision of South Main Mall Property  
**Type:** Planning Item      **Status:** Passed  
**File created:** 9/8/2016      **In control:** Planning Commission  
**On agenda:** 9/15/2016      **Final action:** 9/15/2016  
**Title:** Subdivision of South Main Mall Property  
**Sponsors:** Planning Commission  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
9/15/2016	1	Planning Commission	approved as recommended	Pass

### Subdivision of South Main Mall Property

**SUMMARY:** Mr. Jim Long is proposing the subdivision of his property located on HWY 127South, (Simonton's Cheese House). The subdivision was originally brought to Staff back in 2014. Mr. Long wished to subdivide his property, but with sewer being located across HWY 127S it was considered to be unavailable to him. He agreed to have the portion that he wanted to subdivide off annexed into the City and he would be responsible for the material cost of the extension. This was approved in the Plan of Services for the annexation. He stated that he would not request sewer connection or submit the plat until he had a buyer for the property. He has now paid the materials cost and sewer tap fee. Since he has already paid the proper fees, City staff considers the property to have sewer. He is now waiting on City crews to install the extension. He is also requesting a variance for the requirement of a soils study and the signature of the State Environmentalist for proof of a backup system for lot 2.

**STAFF RECOMMENDATION:** Staff recommends approval of the plat and variance. Staff feels that after Mr. Long paid to have the sewer extended to Lot 1, that in the event of the septic system failing on lot 2, that city sewer would be available as a backup.

**NECESSARY PLANNING COMMISSION ACTION:** Approve the plat and variance.