



Legislation Details (With Text)

File #: 20-0326 **Version:** 1 **Name:**
Type: Planning Item **Status:** Agenda Ready
File created: 11/13/2020 **In control:** Planning Commission
On agenda: 11/19/2020 **Final action:** 11/19/2020
Title: Carl Nail Division - Ronald Nail
Sponsors: Planning Commission
Indexes:
Code sections:
Attachments: 1. Carl Nail Lane Division, 2. Nail_VARIANCE REQUEST

Date	Ver.	Action By	Action	Result
11/19/2020	1	Planning Commission	approved	Pass

Carl Nail Division - Ronald Nail

SUMMARY: Mr. Ronald Nail is proposing a subdivision, cutting off a small portion of a lot he owns that fronts on Highway 68 and joining it to his parcel at the end of Carl Nail Lane. He is requesting two variances in regard to his proposed subdivision. The first one is for sub-surface soils and the State Environmentalist signature. The property from which he is cutting the portion off has an existing and working septic system, and the portion he is cutting off to join to his other parcel is located at the rear of the property, is wooded and rocky and would not be suitable for a backup system. The second variance is for the dedication of ROW for Carl Nail Rd. The existing width of Carl Nail Lane is listed at 30 feet per the County Road Department's road list. By deed description, Mr. Nail's property actually extends beneath the ROW for the lane. This is a dead-end road with very little chance for any other future developments to occur at the end. City staff does not foresee any need to expand the road to the minimum of 50 feet.

STAFF RECOMMENDATION: Staff recommends approval of the plat and both variances.

NECESSARY PLANNING COMMISSION ACTION: Approve the plat and variances.