

ROCK HILL PLANNING AND ZONING MEETING

WEDNESDAY MARCH 3, 2021

1. This meeting was called to order at 6:30 P.M.
2. Members in attendance: David Lancaster –Chairman, Mark McCarthy, Jeff Schimek, Bridget Geiss, Clint Heath, and Jennifer Yackley – City Administrator/City Planner.

Absent: Larry Schneider, Stacie Williams, Arthur Mitchell & Alderwoman Sabrina Westfall

3. Approval of the February 3, 2021 Meeting Minutes:

A motion was made by Clint Heath and seconded by Jeff Schimek to approve the Minutes for the February 3, 2021 Planning and Zoning meeting. The motion passed unanimously.

4. Approval of the Agenda for the March 3, 2021 Meeting:

A motion was made by Clint Heath and seconded by Jeff Schimek to approve the agenda for the March 3, 2021 Meeting. The motion passed unanimously.

5. Public Comment: None

6. Architectural review for a new residential addition at 518 Leonard Ave.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by J Mark Regna of Whalen Custom Homes on behalf of Jimmy and Kimberly Mundloch has submitted a request for a two story addition to the rear of an existing home. The total amount of square footage proposed to be added to the house is 1,499 square feet. Residential house additions are not required to meet the city's masonry requirement. The proposed two story addition with have vinyl, beige siding to match the existing house and vinyl shake siding is also provided on the front elevation.

A motion was made by Clint Heath and seconded by Jeff Schimek to approve the Architectural review for a residential addition at 518 Leonard Ave. The motion passed unanimously.

7. Site plan review for a new residential addition at 518 Leonard Ave.

City Administrator/City Planner Jennifer Yackley explained that a request was submitted by J Mark Regna of Whalen Custom Homes on behalf of Jimmy and Kimberly Mundloch has submitted a request for a two story addition to the rear of an existing home. The total amount of square footage proposed to be added to the house is 1,499 square feet. The new height of the house is 27 feet 5 inches an addition of 7 inches. The property is zoned "A" Residence District. The proposed addition meets the rear and side yard setbacks.

A motion was made by Clint Heath and seconded by Jeff Schimek to approve the Site Plan review for a new residential addition at 518 Leonard Ave. The motion passed unanimously.

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8. Boundary Adjustment Plat for 2654 Creve Coeur Drive and 9243 Manchester Road

City Administrator/City Planner Jennifer Yackley explained that Mark Lingo has submitted a request to adjust the property line between 2654 Creve Coeur Dr. and 9243 Manchester Road. The adjustment will move the existing property line approximately 25 feet north resulting in a larger lot for 9243 Manchester Road and a smaller lot for 2654 Creve Coeur Dr.

A motion was made by Clint Heath and seconded by Jeff Schimek to recommend approval of the Plat to the Board of Aldermen. The motion passed unanimously.

Adjournment

The meeting adjourned at 7:00 P.M.

_____ Date: _____

Stacie Williams, Secretary

_____ Date: _____

David Lancaster, Chairman