

**1. Call Meeting To Order**

**2. Roll Call**

**3. Public Participation**

This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less

**4. Approval Of Meeting Minutes**

July 16, 2018 Planning & Zoning Board Meeting minutes

Documents:

[MINUTES OF THE MONTICELLO PLANNING AND ZONING BOARD JULY 16 2018 \(2\).PDF](#)

**5. New Business**

**5.A. Introduction Of Variance Requests, 903 E. Center Street - City Staff**

Seth & Julie Melton, owners of the single family residence at 903 E. Center Street, constructed a detached garage within the front yard setback of the property. In order to bring the structure into compliance, staff is requiring the owners to apply for a variance to reduce the front yard setback requirement from 7' to 0', to allow an accessory structure in the front yard, and to reduce the separation setback from the main structure from 10' to 7'.

Documents:

[PZB MEMO.PDF](#)  
[STREETVIEW.PDF](#)  
[20181012134159259.PDF](#)

**5.A.i. Project Overview - Petitioner/Staff**

**5.A.ii. Questions & Discussion From The Planning And Zoning Board**

**5.A.iii. Public Testimony Period**

**5.A.iv. Public Hearing Is Closed**

**5.A.v. Action On 903 E. Center Street Requests - Planning & Zoning Board**

Documents:

[903 E CENTER MOTION.PDF](#)

**5.B. Introduction To Conditional Use And Variance Request, 2002 Spruce Lane - City Staff**

Thomas & Teresa Reed, owners of 2002 Spruce Lane, wish to construct a pool on their property, which would encroach into the separation setback from the main structure by 5'. Additionally, the owners would need a conditional use permit to allow for a second accessory structure in a suburban residential (RE-1) zone.

Documents:

[PZB MEMO.PDF](#)  
[20181010161239111.PDF](#)

**5.B.i. Project Overview - Petitioner/Staff**

**5.B.ii. Questions & Discussion From The Planning And Zoning Board**

**5.B.iii. Public Testimony Period**

**5.B.iv. Public Hearing Is Closed**

**5.B.v. Action, 2002 Spruce Lane- Planning & Zoning Board**

Documents:

[REED MOTION.PDF](#)

**6. Meeting Adjourned**