

August 13, 2015

Planning & Zoning 9:00 AM, Lakeview City Hall

Present:

Chuck Birmes

Cindy Stephens

John Levo

Lindley Reubin

Building Inspector: Maynard Gadway

- I. Old Business
 - A. Addressing the mile radius outside of Lakeview City Limits
 1. Mayor Behling stated that he had consulted an engineer concerning the mile radius, it would be presented at a later date; then detailed maps would be acquired from the Tax Assessors office. Tabled until the next meeting
 - B. Creating a "PLAN" brochure as done by the City of Bull Shoals would be tabled until the next meeting 11/12/15 @ 9 AM.
- I. New Business
 - A. Presentation by Mr. Bob Tomazin regarding a plan for purchasing and developing a 46 acre parcel just southwest of Glen Cove Subdivision. His plan is for an upscale development of Manufactured Homes on this property. Mayor Behling had advised him that this would require the property be rezoned from a R-1 to a R-1 by the owner and then some of the processes he would need to follow to accomplish this.
 1. Mr. Birmes first explained the definition of a manufactured home and that they must meet the standard of a R-1 home.
 - a. There will be a public hearing at the time of the rezoning request
 - b. Additional information from tax assessor regarding taxes, property evaluation of other properties in the area.
 - c. If endorsed by P & Z, then the project goes to City Council for approval. If rejected by P & Z, there can be an appeal to City Council.
 - B. Mr. Birmes moved to turn over the meeting to Mr. Tomazin for his presentation
 1. Mr. Tomazin introduced himself as a new resident of the area, then began explaining the photos he had were of the actual Manufactured Homes they would be placing on the 49 lots, plus there would be a club house with a pool, a putting area and the subdivision would be buffered from the Glen Cove subdivision by 30 feet of trees. The homes would be placed on slabs with cables for tie-downs and stone skirting would be applied at the base to appear as a stone foundation. Square footage would be 1,300 to 1,700 sq. ft.
 - a. The projected price for the units would be under \$100,000; it would be considered as a 55 plus community.
 - C. After the presentation Mr. Birmes had questions addressed by the Committee to Mr. Tomazin.
 1. Mr. Birmes asked if ingress and egress were off Hwy 178, which was confirmed and that there were no roads leading into and out of Glen Cove Subdivision.
 2. Mr. Reubin asked about utilities.
 3. Mr. Birmes stated that there was nothing on Lakeview zoning which addressed specific restrictions on age for subdivision and stated it might be a situation that the property

would have to be zoned as R-3 to allow this to happen. A possible Planned Public Development. He also asked about access to lake through Corps property, which was not even considered by developer.

4. Concerns were stressed by audience as well as Committee members and the Building Inspector regarding the septic systems, which will be have to be addressed by the County Sanitary and Septic. Other concerns were pricing due to competition with existing homes.
5. Mr. Tomazin has the option of presenting to the Committee at the next meeting any findings and/or questions concerning purchase of the property and rezoning.

II. Meeting adjourned 9:50 AM by motion from Mr. Lindley and 2nd by Mrs. Stephens.