

Regular Planning Commission meeting – May 19, 2025

The meeting of the Town of Meeker Planning Commission was called to order by Commissioner Joy at 5:30 p.m.

Pledge of Allegiance

Commissioners Present: Amanda Back
 Greg Hanberg
 Leif Joy
 Michele Morgan
 Amanda Smith

Staff Present: Carly Thomson, Town Planner
 Mandi Etheridge, Town Administrator

Approval of Agenda

Motion to approve the agenda made by Commissioner Hanberg, second by Commissioner Smith. All ayes, motion carried.

Approval of Minutes

Motion to approve the minutes from the April 14, 2025 Planning Commission meeting made by Commissioner Hanberg, second by Commissioner Back. All ayes, Commissioner Morgan abstained due to her absence; motion carried.

Public Participation

None.

Public Hearing

Commissioner Joy opened the Public Hearing at 5:32 pm for consideration of a variance request at 795 5th Street for the construction of an accessory building in the front yard.

Planner Thomson provided the legal description of the property as lots 7 & 8, block 67 in the Town of Meeker and asked if there were any disclosures. Commissioner Smith stated that she received notice regarding the request as a neighboring property and has no financial gain regarding this request and believes that she can be fair and impartial in hearing this request.

Planner Thomson then thanked the applicants, Paul and Lori Kindall for being present. Thomson presented a staff report that stated the applicant is requesting a variance for the construction of an accessory building to be placed in the front yard. This would be a variance from section 18.1.16(13)(d) which states: “no shed, regardless of size or whether it requires exemption from the issuance of any Town building permit, as provided by these regulations shall be constructed, installed or erected in any front yard.” The applicants propose constructing a simple carport that is measured at 25 feet by 22 feet. Staff informally measured the property during the site visit and the proposed carport will be within the required setbacks. The subject property is located in the single-family residential zone and is approximately 15,000 square feet. A single-family residence built in 1974 is located on the property.

The variance request was provided to referral agencies, and this public hearing was notified at the location, to property owners within 300 feet and in the Herald Times as required by Meeker Municipal Code. Since notification Town staff has received zero comments in favor of and zero comments against the application.

It is in staff’s opinion that the variance request meets the conditions for variance approval. The applicants did not configure the lot or construct the improvements to the lot. The proposal does not have a foreseeable adverse effect on public health, safety or welfare and by granting the variance the applicants are able to achieve their goals for the property.

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Staff recommends approved the variance request for the following reasons:

- The variance request meets the conditions of Meeker Municipal code section 18.1.20
- The variance request is not in conflict with the goals of the Comprehensive Master Plan

Administration has reviewed the application and this report and agrees with this recommendation.

Commissioner Joy asked if there were any comments from the applicants and there were none.

Commissioner Smith asked how the structure would affect snowfall by the front door and applicant Paul Kindall stated that the structure would back in underneath the front of the house with the pitch running north-south so that the snow coming off the house would then run right off the structure. General Commissioner comments were that it seemed like a good idea and will be a nice addition.

With no further questions or comments, Commissioner Joy closed the public hearing at 5:37 pm and called for a motion. Commissioner Morgan moved to approve the variance request at 795 5th Street for an accessory building in the front yard; second by Commissioner Back. All ayes, motion carried.

Commissioner Joy congratulated Commissioners Hanberg, Smith, and Morgan who were all reappointed. Thomson announced that there was a vacancy on the Town Board of Trustees if anyone was interested or knew someone who would be a good fit. Commissioner Joy adjourned the meeting at 5:41 p.m.



Leif Joy, Chairman

Attest:



Mandi Etheridge, Town Administrator