

HAVEN PLANNING COMMISSION PROCEEDINGS
SPECIAL MEETING
July 8, 2021

Present: Don Ford, Nanette Unruh, Pat Cupps and Tony Lane.

Others: Charles Arndt, Leslie Atherton, Andrew Foulston, Emil Savaiano, Andrea Williams, Martha Holmes, Matt Hayden, Vicki Haines, Roy Lanning, Karen Daskoski, Ryan Warden, Tiffany Warden, Barbara White, Joretta Martens, Robin Elliott, Dwight Roper and Delon Martens (at 7:24p).

The meeting was called to order at 7 PM by Unruh, followed by the flag salute.
No additions were made to the agenda.

The minutes from March 9, 2021, were approved with a motion from Cupps and a second from Ford. The motion carried 4-0.

Public Hearing for 109 S. Kansas

Unruh began the Public Hearing for Case # 20210518-02 at 7:02 PM. Unruh asked if any Planning Commission members had any outside contacts regarding this case. Lane indicated he received one phone call, Ford received one call, and Cupps received two calls.

City Attorney Andrew Foulston explained to the Commission that 22 Stadium is zoned residential, and the parcel currently contains one dwelling as well as multiple accessory buildings, with total square footage exceeding the square footage of the footprint of the dwelling. Because of this, the applicant must get a Special Use Permit to add the 22'x 25' shed to the property. Building Inspector Charles Arndt indicated that the parcel must remain as one to satisfy the Zoning Code that all residential properties must have a home on them to have accessory buildings.

Cupps inquired if the shed has already been moved to the property. Arndt noted it had been temporarily moved over to the property but had not been secured. Cupps voiced her frustration with doing and then asking permission; Unruh agreed. Atherton then provided information about the 100' easement around the City well-house which is located at the north end of 22 Stadium, to protect the public water supply from sewer lines within the radius.

Applicant Ryan Warden, who currently resides at 11 Stadium, spoke of learning of the restrictions to the property after purchasing it and expressed a desire to clean up the property. He drew a diagram on the whiteboard that showed how far into the property the 100' ft radius for the well house extends. He said the shed was temporarily moved to 22 Stadium from his backyard at 11 Stadium due to pursuit of plans for pool construction and new fencing that was to be going up at his home. There is a City easement directly across from his home, which would prohibit placement of the shed there, so he went to the north end of 22 Stadium with it instead. His wife, Tiffany Warden, spoke up and said no malicious intent or disrespect to the Commission or the process was intended. Ford inquired about the use of the shed. R. Warden indicated it would be used for storage of items for the maintenance of a garden he intends to plant on the property.

During Public Comment time, Martha Holmes, resident at 17 Stadium, directly across from 22 Stadium, said she is not fond of the idea of having to look out her home to see the shed. Public Hearing ended at 7:29 PM.

Lane moved to recommend to the Haven City Council approval of the Special Use Permit to Ryan and Tiffany Warden to place a 22'x25' lawn shed on the northwest corner of the property at 22 Stadium, subject to inspection and approval from Building Inspector, Charles Arndt. Ford seconded that motion, and it passed with

Approved: 10.12.2021

three 'yes' votes and one 'nay' vote from Cupps.

Next, the Commission moved on to the second Special Use Permit Application, Case # 20210518-01, also regarding 22 Stadium. Unruh asked if any Planning Commission members had any outside contacts regarding this case. Lane indicated he had one call from a concerned citizen, Dwight Roper. Ford and Cupps both received a call from Chuck Haines.

Unruh began the Public Hearing at 7:44 PM. Again, Foulston spoke that due to the size of the proposed personal softball facility (up to 120' x 120') that a Special Use Permit would be required whether there were already other accessory buildings on the property or not.

Applicant Ryan Warden, resident at 11 Stadium, spoke of the restrictive uses of 22 Stadium due to the City well house. He said he has two daughters that play competitive club softball, and this would give them a place to practice. He indicated he had conversations with staff at the high school about the possibility of them using it during inclement weather if needed, though nothing was decided. Though his Special Use permit request is up to 120' x 120', it is more likely that the building he would erect would be 40' or 60' x 60'. Cupps inquired when the property was purchased; the Wardens indicated May or June of this year. Warden also said in regard to the potential busy traffic if the school used the facility, he would not be opposed to placing a culvert and drive off of Haven Rd. Ford questioned liability if the high school used it. Foulston indicated that would be between the school and the property owner and school and City boards are separate. When asked for his recommendation, Arndt said he didn't have "a dog in the fight" but he recommends if the permit is approved, that the Commission be specific about the use. Unruh inquired about what the look of the building would be; Warden advised it would be a metal building.

During Public Comment time, Martha Holmes, resident of 17 Stadium, said she does not think it is appropriate for the neighborhood, stating that Stadium is not designed for thru traffic. Public Hearing ended at 8:20 PM.

Lane motioned to recommend to the Haven City Council denial of the Special Use Permit to Ryan and Tiffany Warden to erect a personal softball facility no larger than 120' x 120' at 22 Stadium. Cupps seconded that motion, and it passed with four 'yes' votes.

At 8:25PM, Cupps moved and Ford seconded for adjournment. The motion carried 4-0.