



**CITY COUNCIL  
MEETING  
MEMORANDUM**

<b>ITEM:</b> Ordinance 2018-44 2002 Spruce Lane, Conditional Use Permit & Variance Request	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie Jo McFarland, Community Development Director
<b>ATTACHMENTS:</b> (X) ORDINANCE (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> October 16, 2018

**BACKGROUND:**

Applicant- Thomas & Teresa Reed, owners of single family residence at 2002 Spruce Lane (RE-1)

Mr. & Mrs. Reed would like to construct an in-ground pool in the rear yard of their property. The property currently has a storage shed in the rear yard, which constitutes as an accessory structure. §153.020 of the Monticello Municipal Code Zoning Ordinance limits an RE-1-zoned property to one accessory structure. The owners have requested a conditional use permit to allow a second accessory structure (pool).

The proposed in-ground pool and deck will be 5’ from the main structure. As the required separation distance for an accessory structure from the main structure is 10’, Mr. and Mrs. Reed are also seeking a variance to reduce the separation distance to 5’. The pool will have an automatic safety cover installed, and the back yard is fenced in and is surrounded by a 4’ fence. All other setbacks and location requirements would be adhered to, based upon the plans submitted.

A public notice was published in the September 26, 2018 Piatt County Journal Republican, and Staff received one concern from an adjacent property owner regarding drainage of the pool, which the petitioner has responded to. A public hearing was held at the October 15, 2018 Planning & Zoning Board meeting. No public comment was made and the Planning and Zoning Board voted to recommend approval of the variance and conditional use requests 6-0-1.

**RECOMMENDED ACTION:**

It is recommended that the City Council discuss, waive the second reading and vote on this ordinance; or discuss the ordinance and postpone the vote until the November 13<sup>th</sup>, 2018 City Council Meeting.