

**City of Scanlon**  
**Planning Commission Minutes**  
**December 11, 2024**  
**4:00 pm**

Pursuant to call, and with due notice Mayor, Ron Stigers called to order this meeting of the Planning Commission at 4:00 p.m. in the Scanlon City Council Chambers on Wednesday, December 11, 2024.

**Roll Call:** Mayor Ron Stigers, Scott Boedigheimer, Mike Berthiaume, Cody Grashorn, Marshall Johnson, and Jill Wartner – City Clerk.

**Absent:** Wendy Kidd, Hilary Hedin and Annette Bryant

**Citizen Present:** Lori Stigers

This meeting is to make a final recommendation to the City Council in regards to Mary Pardee from J & B homes, LLC. that had presented a variance application for a lot on 26<sup>th</sup> Street, Mary would like to build a slab one story level townhome but the lot does not meet the minimum lot size for building (7500 for a single-family home or 15,000 for a townhome). She would like to propose a variance to allow for construction. Mary states if the alley is vacated this will add approx. 750 feet, also with a zero-lot line that would save square footage of the building’s footprint or separation to existing neighbors. Total with vacated alleyway, etc. would be approximately 3750 feet less then what is needed for two single family homes or a townhome.

Marshall states he is against approving the variance as the zoning ordinance states you cannot make major changes to the zoning ordinance; the lot is too narrow and because the neighbors are not in favor.

Mike states he is worried that if we approve this one other resident will approach us and want to also build on smaller lots. He states if the neighbors around the lot are okay with it he is as well.

Ron states lets worry about just this variance application and if others want to build on smaller lots they will also have to request a variance and we can take them on a case by case basis.

Cody, Scott, Ron and Mike are for making the recommendation to the city council to approve the variance. Marshall is against it.

**Adjournment:** Motion to adjourn made at 4:27pm made by Cody Grashorn, second by Mike Berthiaume.

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Ron Stigers, Mayor

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Jill Wartner, City Clerk/Treasurer

ATTEST