

Town of Little Black  
Planning Commission Meeting

December 28, 2021 6 PM

Present for the Mike Baker variance meeting were Romie Kowalski and JoAnn Smith, with no other planning commission members present due to a death in the family and weather conditions chairman Kowalski postponed the meeting to a later date.

The planning commission meeting reconvened December 31, 2021 at 6 PM with Romie Kowalski, Neil Micke, Dallas Kaufman, and JoAnn Smith.

Chairman Kowalski appointed JoAnn Smith to record minutes of the meeting. With three members of the planning commission present Chairman Kowalski declared a quorum present for the meeting.

The application for a variance from Mike Baker reads to reduce the required 2 acres of lot size down to three quarters of an acre for a residential lot.

In Section 12: Residential district (1): reads as follows, For plotted or unplotted lands where public sewer is not available, no lot or building site shall have an area in the district of less than 2 acres not including right-of-way.

In Section 15, Commercial and industrial district: 15.4.B: states the minimum lot area shall be 1 acre.

The discussion then was that the Baker property is zoned commercial and that the lot size would only be under by one quarter of an acre. Also discussed was the fact that the buildings on this property are existing, not starting from new.

The question was called as to whether to grant Mike Baker the variance he applied for. Roll call vote: Romie Kowalski, yes, Dallas Kaufman, yes, Neil Micke, yes. Chairman Kowalski declared the variance granted.

Chairman Kowalski declared the meeting adjourned at 6:45 PM.

JoAnn Smith, recording Sec.