



**Town of Eatonville**  
**Planning Commission Meeting Minutes**  
*Monday March 18, 2024, 6:30pm*  
**Via Zoom**

**CALL TO ORDER** – Chair Wilson called the meeting to order at 6:32pm

**ROLL CALL** - Present: Chair Wilson, Commission Roland, Commissioner Adams, Co-Chair Clement, and Mayor Baublits, Commissioner Smith was absent.

**STAFF PRESENT:** Contract Town Planner Nick Moore present on Zoom and Planning and Building Admin Madison Busey

**PLEDGE OF ALLIGIANCE:** Directly following roll call

**APPROVAL OF MINUTES:**

- a. Minutes from February 20<sup>th</sup>, 2024

Chair Wilson moved to approve the minutes, Commissioner Adams seconded, motion carried 4-0.

**PUBLIC COMMENTS SUBMITTED IN WRITING:**

NONE

**UFINISHED BUSINESS:**

- Commercial Overlay Zone

Commissioner Wilson stated that she was expecting to have something back to discuss regarding the modifications to the commercial overlay zone, but the updated map had not been sent back from GIS yet. A discussion ensued regarding the minor changes that were made, such as the multi-family language. Town Planner Nick stated that the updated map was sent to the GIS guy early last week and he just hasn't received the updated map back.

**NEW BUSINESS:**

- Public Hearing for 427 Jet Court – Setback Variance

Chair Wilson opened the public hearing and asked if anybody in the audience would like to speak. Jim Bieker, the owner of the property, stated that he would like to explain. He stated that he had purchased the property, which had one existing hangar on it. He is in the process of completing a short plat to split the one lot into 3. To complete the short plat, the Town is requiring that he gets a variance on the lot that is closest to the runway, since anything that is put on that lot will violate the 7 to 1 rule, regarding how far away the structure is from the runway.

John Henricks, airport manager and position #5 on the airport Commission, stated that he was there to speak on behalf of the airport commission, who unanimously voted to approve this variance based off the fact that the proposed building was determined to be a non-hazard by the FAA. Mayor Baublits added that the Town is "Pro-airport", and likes to see things coming in. He mentioned that there were previous variances requested for other lots by the airport where mistakes were made. He inquired if the

decision made tonight could be applied to any further properties near the airport that may want to be built on. This decision could set the precedent for all further decisions. A discussion ensued regarding any further variances, and it was mentioned that each property owner will have to go through the same process, both with the FAA and with the Planning Commission to receive a variance.

Commissioner Wilson closed the public hearing at minute 10 and then wanted to clarify that only 1 building is allowed on the property, whether it be a house or a hangar. Commissioner Roland brought up a question regarding the lot lines, and he wanted to make sure that Mr. Bieker received a good survey. Town Planner Nick mentioned that a preliminary plat map is a surveyed document and everything on the map is correct.

Tom Cornwell, a citizen who will be buying the subject lot from Jim Bieker, asked if he could show his proposed plans for the hangar on the property. A discussion ensues regarding his plans and the proximity of the structure on the property.

Mayor Baublits asked if it would make sense to just change the code, the setbacks from the runway, to avoid further variances. The FAA has approved everything that has been brought to them. Town Planner Nick stated that the FAA is basically just an advisory board. The Town has the power to override what the FAA says regarding the setbacks, and it would require more than just simply modifying the 7 to 1 rule in the code. Commissioner Wilson mentioned how they would want to consolidate everything that has to do with the airport into its own code but that was a conversation for another time.

Mayor Baublits asked if the planning commission felt they had enough information to make a sound decision on the variance. He reiterated that mistakes had been made before and wanted to make sure that every piece was considered. Commissioner Adams stated that they had been presented with a lot more information than had been brought up in previous variances and he felt comfortable approving the variance based off the information provided. Mayor Baublits again asked for additional clarification on what was being requested in the variance and a discussion ensued regarding.

Commissioner Adams moved to approve the variance, seconded by Commissioner Clement. All were in favor. Variance approved 4-0.

#### **STAFF & COMMISSIONER COMMENTS:**

Commissioner Wilson mentioned that they are planning an air/train show, coming up over Labor Day weekend, with hopes of showcasing the airport. Mayor Baublits explained his excitement and that there would be a community meeting coming soon.

Commissioner Clement thanked everyone who attended the meeting and Commissioner Adams stated he is excited to see new projects at the airport.

**ADJOURNMENT:** Chair Wilson Adjourned the meeting at 7:02pm.

**Next Meeting:** Monday April 15th, 2024

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**Chair – Wilson**

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**Co-Chair – Clement**

**ATTEST:**

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**Recording Technician – Madison Busey**