

**CITY OF LISBON**  
**PLANNING AND ZONING BOARD MEETING**  
**November 19, 2015**

The Planning and Zoning Meeting was called to order at 7:14 P.M. by P&Z Administrator Roy Wier at Lisbon City Hall, Lisbon, Iowa on Thursday, November 19, 2015.

1. Roll Call:

**Board Members Present:** Michael O'Donnell, John Bardsley, and LuAnn Yarbrough,.

**City Staff Present** P&Z Administrator Roy Wier

2. **Agenda** – Yarborough moved and O'Donnell seconded to approve the agenda. All ayes. Motion carried.

3. **Approval of Minutes** - Yarbrough moved and O'Donnell seconded to approve the minutes of October 17, 2015 meeting. All ayes. Motion carried.

1. 4. **Business**

a. **Approval of Novak's Fifth Addition Final Plat** General discussion held.

It was moved by Yarborough and seconded by Bardsley to approve as proposed. All Ayes. Motion Carries.

b. **Discussion and possible recommendation regarding possibly changing the Ordinance 165.25.2 Accessory Buildings and Structures to extend the 120 day requirement for placing an accessory building before a primary structure.** There was general agreement that the intent of this ordinance was to prevent people from building an accessory structure on a lot with no primary structure who do not intend to erect a primary structure, and further agreement that it makes sense to allow residents to build an accessory structure within the same time frame as a new primary structure. Given that a permit issued for a new primary structure is valid for 12 months from the date it is issued:

It was moved by Yarborough and seconded by O'Donnell to recommend that City Council change the ordinance to allow a permit for a primary structure to be accompanied by or include within it, a permit for the construction of an accessory building, providing that no permit for an accessory building be issued prior to the issuance of the permit for the primary structure. The accessory building permit should have the same expiration date as the permit for the structure to which it is an accessory. Motion seconded by O'Donnell. All Ayes. Motion carries.

c. **Discussion and possible recommendation on clarifying the proper interpretation of the intended set-backs for accessory buildings in a rear yard from the side and rear lot lines.** General discussion held. General consensus that the ordinances for Accessory buildings and the definition of "Yard" should be revised to better reflect their intent.

Motion by Yarborough that the Zoning Administrator (Roy Wier) draft changes, including a diagram showing the location of the side, front, and rear yards, and setbacks to structures permitted therein, and present that draft at the next P&Z meeting. Motion seconded by O'Donnell. All Ayes. Motion carries.

5. **Misc.**

a. **Visibility/ Parking Issue @ Jackson & East Main Street**

General discussion held. Consensus that changing the on-street parking on the South side of East Main Street, just west of Jackson ("Chad's building"/ aka 145 E Main Street) from perpendicular to diagonal did not effectively mitigate the visibility issue.

Motion by O'Donnell to recommend that on-street parking in front of said building be changed to parallel parking. Motion seconded by Bardsley. All Ayes. Motion carries.

- b. **December meeting:** Motion by Yarborough not to hold a December meeting unless deemed absolutely necessary by City Staff. Motion Seconded by O'Donnell. All Ayes. Motion carries.

## 6. Adjourn

For lack of further business, meeting adjourned at 8:13 PM

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Roy Wier, Lisbon Planning and Zoning Admin

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Jerry Dietsch, Lisbon Planning and Zoning Chairman