

2023-13-MIN requested by Tracy Trepagnier for a resubdivision of one lot into two, 564 Giacomo Drive, Norco. Zoning District R-1A. Council District 6.

Mr. Matherne – read the land use report, the department recommends denial. If the Planning Commission supports the waiver request and approves the resubdivision, the approval should be stipulated on the submittal of a follow-up administrative resubdivision for the consolidation of Lot 12A-2 into the adjacent property. Planning and Zoning could withhold forwarding the request for the Council’s supporting resolution of the waivers until such application is submitted.

Applicant – Tracey Trepagnier – stated his case.

The public hearing was open and closed, no one spoke for or against.

Commissioner Frangella – I don’t have an issue with it, as long as we put a stipulation in it that all the paperwork needs to be done prior to.

Commissioner Petit – on the sale of the lot. Is that the right approach Earl? We can’t force the purchaser to resub the lots into one but if that individual decided to put a structure it would still have to meet setbacks and come to planning and zoning and may have to resubdivide into 1.

Mr. Matherne – odds are on this street they are going to want to build a garage or something of that nature and the way the current permitting works they wouldn’t be able to permit a garage on the back until they resubdivide it. If you put a stipulation on it requiring them to do it, it’s not going to change what we do, at least he will know up front what he needs to do. Like I said whether you pass it or fail it we gonna help them walk through this to get there, their sale and exchange finished.

Commissioner Frangella made a motion to consider with the stipulation from the planning department and contingent on this specific sale to the neighbor of the adjacent lot, seconded by deBruler.

YEAS: Price, Petit, Keen, deBruler Ross, Frangella

NAYS: None

ABSENT: Krajcer

PASSED