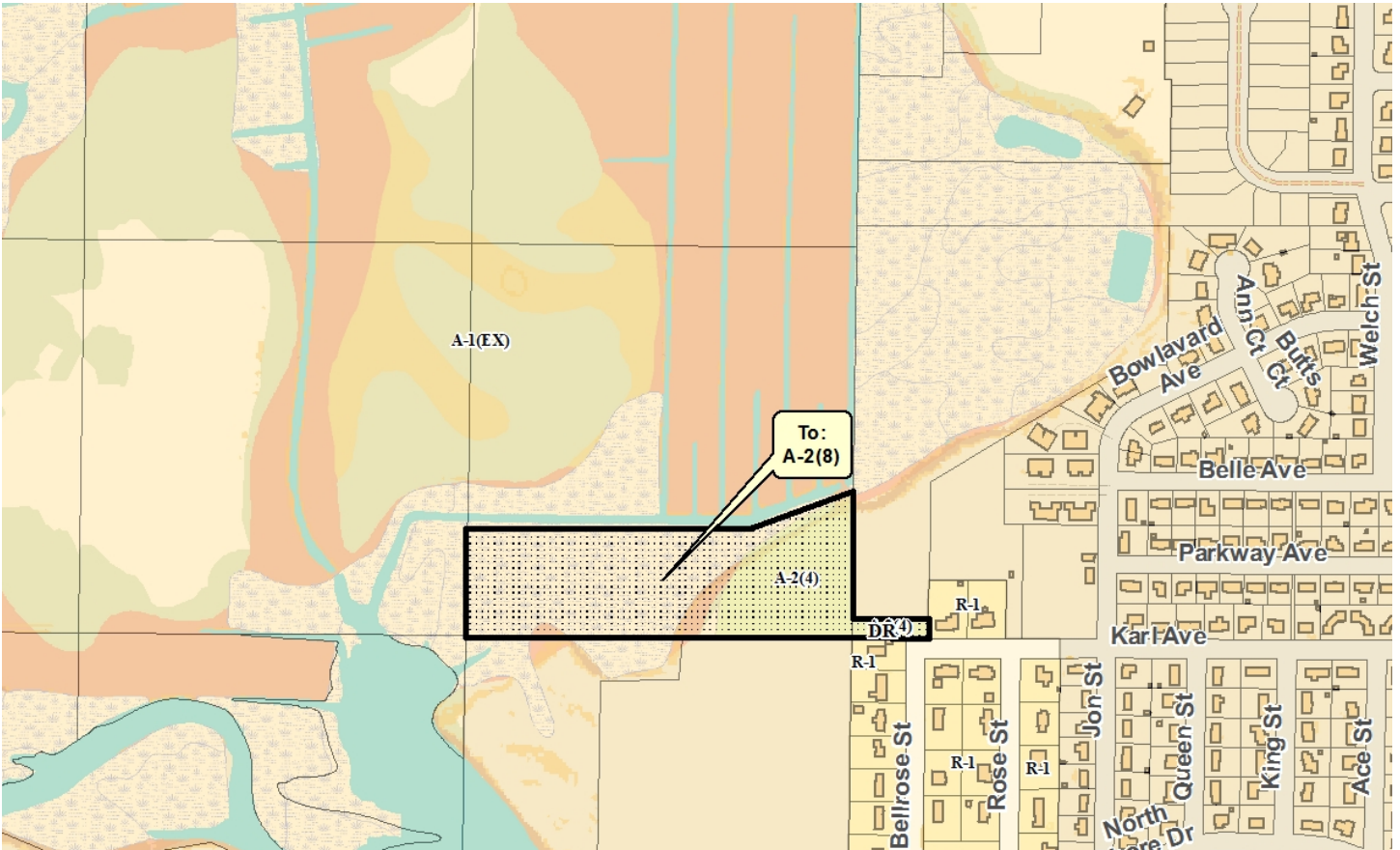




# Staff Report

<b>Public Hearing: July 24, 2018</b>	<b>Petition: Petition 11307</b>
<b>Zoning Amendment:</b> A-1EX & A-2(4) Agriculture District TO A-2 (8) Agriculture District	<b>Town/sect:</b> MONTROSE, Section 28
<b>Acres:</b> 11 <b>Survey Req.</b> Yes	<b>Applicant</b> <b>GERALD L GEHIN</b>
<b>Reason:</b> <b>Creating one residential lot</b>	<b>Location:</b> <b>WEST OF 7112 KARL AVE</b>

## Zoning and Land Regulation Committee



**DESCRIPTION:** Landowner would like to rezone 11 acres from the A-1(ex) and A-2(4) zoning district to the A-2 (8) zoning district to expand an existing residential site and create a separate CSM lot.

**OBSERVATIONS:** The property falls within the extraterritorial plat review jurisdiction (ETJ) of the Village of Belleville. Any land divisions must be approved by the Village. No new homesites will be created by this rezone.

**TOWN / COUNTY PLAN:** The *Town of Montrose Comprehensive Plan* density standards of one unit per 35 acres apply. If Petition 11307 is approved, there will be 6 potential homesites remaining on this property.

**RESOURCE PROTECTION:** Approximately 8 acres of the proposed A-2(8) lot is in wetland or floodplain associated with an unnamed tributary of the Sugar River. Shoreland and wetland zoning standards will apply, including wetland setbacks and shoreland erosion control for any new development.

**STAFF:** Recommend approval with no conditions.

**TOWN:** The Town Board approved the petition with no conditions.