



Minutes
Rolling Hills Planning Commission
Tuesday, September 12, 2023
Field Trip Meeting 7:30 a.m.
12 Pine Tree Lane

1. CALL MEETING TO ORDER

The Planning Commission of the City of Rolling Hills met at 12 Pine Tree Lane on the above date and the meeting was called to order at 7:32 a.m. Chair Brad Chelf presiding.

2. ROLL CALL

Commissioners Present:	Cardenas, Cooley, Douglass, Chair Chelf
Commissioners Absent:	Vice Chair Kirkpatrick
Staff Present:	John Signo, Planning & Community Services Director Stephanie Grant, Assistant Planner
Public Present:	Dave Brieholtz, Sue Brieholtz, Gary Wynn, Austin Su, Leah Mirsch

3. COMMENTS FROM THE PUBLIC ON ITEMS NOT ON THE AGENDA – NONE

4. FIELD TRIP

4.A. APPROVE AFFIDAVIT OF POSTING FOR THE PLANNING COMMISSION FIELD TRIP MEETING OF SEPTEMBER 12, 2023

Motion made by Chair Chelf and seconded by Commissioner Cardenas to approve Item 4.A. Motioned passed unanimously, 4-0, via voice vote.

4.B. ZONING CASE NO 23-077: SITE PLAN REVIEW AND LOT LINE ADJUSTMENT BETWEEN THREE LOTS AT 10,12, AND 14 PINE TREE LANE TO CREATE TWO LARGER LOTS WITH A COMBINED GROSS LOT AREA OF 7.84 ACRES (LOTS 85-1-RH, 85-2-RH, 85-3-RH) (HASSOLDT); RESOLUTION NO. 2023-12

Presentation by Assistant Planner Grant

Public Comment: Gary Wynn, Dave Brieholtz, Sue Brieholtz

Commissioners and the public walked the site and asked questions. Mr. Wynn pointed out the stakes depicting the existing and proposed property lines and the proposed easement.

Chair Chelf continued the meeting to 19 Portuguese Bend Road at 7:40 a.m., and the meeting resumed at 19 Portuguese Bend Road at 7:55 a.m.

4.C. ZONING CASE NO. 23-049: SITE PLAN REVIEW FOR A 1,957-SQUARE-FOOT ADDITION TO AN EXISTING RESIDENCE, AND CONDITIONAL USE PERMIT TO ADD 244 SQUARE FEET TO AN EXISTING POOL HOUSE, LOCATED AT 19 PORTUGUESE BEND ROAD IN ZONING CASE NO. 23-049 (LOT 80-RH) (HTJGDB/SIU)

Public Present: Russ Barto, Dugal Bain, Leah Mirsch

Presentation by Assistant Planner Grant

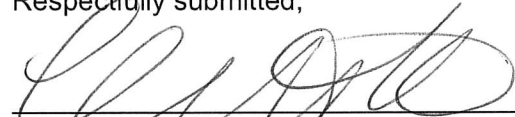
Public Comment: Russ Barto, Dugal Bain

Commissioners and the public walked the site and asked questions. The group walked around the house to the pool house in the rear to view the silhouette depicting the proposed additions. Mr. Barto explained the proposed project and answered questions. Mr. Bain who lives next door at 17 Portuguese Bend Road expressed concern about privacy and requested vegetation screening.

5. ADJOURNMENT: 8:07 A.M.

The meeting was adjourned at 8:07 a.m. to the regular meeting of the Planning Commission scheduled to be held on Tuesday, September 12, 2023, beginning at 6:30 p.m. at City Hall.

Respectfully submitted,



Christian Horvath, City Clerk

Approved,



Brad Chelf, Chair