

**Pembroke Planning Commission
Minutes
January 16, 2025**

The regular meeting of the Pembroke Planning Commission was held on Thursday, January 16, 2025, at City Hall with the following members present: Chair Charlotte Bacon, commission members Anne Barton, Van Redcross, Dave Williams, and Shalah Beckworth. Also, present was Community Development Director Derek Cathcart.

Call to Order . . . Chair Bacon called the meeting to order at 7:00pm and read the information regarding public comment and meeting decorum.

Minutes . . . A motion was made by Dave Williams and seconded by Van Redcross to approve the minutes of December 19, 2024; regular commission meeting as presented. The motion carried unanimously.

2025 Commission meeting dates . . . A motion was made by Shalah Beckworth and seconded by Anne Barton to approve the 2025 Planning Commission meeting dates as presented. The motion carried unanimously.

Public Hearings

- 1. Applicant, Jake Reynolds, is requesting a Variance to reduce the minimum lot width by 30' for a two-lot subdivision at 51 Mary St, Parcel #P07 21 002.**

Jake Reynolds explains desire to build two single family homes, instead of one duplex, thinking that the single-family homes have a better chance to be owned instead of rented.

Van Redcross: How wide would the lots be?

Jake Reynolds: 50' wide, with 20' wide houses which would meet the side yard setbacks.

Mentions the adjacent lot is 30' wide.

Anne Barton mentions the variance granted to the applicant for houses on S. Main St.

Derek Cathcart explains the variance granted for CHIP housing on S. Main was 17'.

- 2. Applicant, Rebecca Phillips, is requesting a Variance to allow an 8' tall fence at 237 Patterson St, Parcel #P09 01 007.**

Rebecca Phillips explains plan to install an 8' fence, provides support letters from adjacent property owners. Would like the fence for additional privacy and to keep the dog from jumping a 6' fence.

Charlotte Bacon: Are the neighbors renters?

Rebecca Phillips: The letters provided are from property owners.

Rebecca: What reason is there to not grant the variance?

Anne Barton: Because of ordinance requirements and how variances are judged, and because granting a variance can set precedent.
Rebecca Phillips explains the fence in the picture is taller than the 8' proposed fence would be.

Action Agenda

- 1. Recommendation to city council regarding a Variance to reduce the minimum lot width by 30' for a two-lot subdivision at 51 Mary St, Parcel #P07 21 002.**

A motion to recommend denial to City Council was made by Anne Barton, citing the large variance request without a justifiable hardship, seconded by Dave Williams. All in favor of denying the request. The motion did not pass.

- 2. Recommendation to city council regarding a Variance to allow an 8' tall fence at 237 Patterson St, Parcel #P09 01 007.**

A motion to recommend denial to City Council was made by Anne Barton, citing the variance request without a justifiable hardship, seconded by Salah Beckworth. All in favor of denying the request. The motion did not pass.

Adjournment...There being nothing further to discuss, at 7:20pm a motion to adjourn was made by Dave Williams, seconded by Van Redcross. The motion passed unanimously.

ATTEST:



Derek Cathcart
Community Development Director



Charlotte Bacon
Planning & Zoning Commission Chair