

TOWN OF FARMINGTON

PLAN COMMISSION MEETING MINUTES

PLAN COMMISSION MEETING
TUESDAY, AUGUST 19, 2025
FARMINGTON TOWN HALL

Commission in Attendance: Dan Heidel, Mike Raabe, Paul Lash, Dr. Michael White
Absent: Mitch Fenske
Minutes Prepared by: Crystal Sbraggia
Public in Attendance: Michelle and Mark Neader

CALL TO ORDER:

Dan Heidel called the meeting order at 7:04pm.

Mmsp: Raabe / Lash: Motion to approve the July 15, 2025 Meeting Minutes. **4/0/0 Passed**

Michelle Neader | 5-656-1 | County Road C

Michelle and Mark Neader were in attendance to request a variance to build a smaller shared driveway than stipulated by the TOF 1999 Multiple Housing Road Specification Ordinance. The Neaders recently purchased an approximate 24-acre parcel that they wish to develop into 4 separate lots (3 – 2-acre lots and a larger 4th lot made up of the remaining 18 acres). They plan to build one house on the larger lot soon, and keep the other 3 as potential building sites for their children.

The couple shared a survey map confirming county approval for the placement of the lots and driveway off of County Road C. This preferred layout, however, will not allow for a compliant driveway according to the TOF 1999 TOF 1999 Multiple Housing Road Specification Ordinance.

According to the ordinance, a shared driveway must allow for a 66-foot town ROW. Their layout will only allow a 33-foot ROW. The proposed placement of the driveway will be next to the southern property line, extending north 33 feet. The driveway itself will be approximately 27 feet wide, allowing a 3-foot ROW on each side. The couple plans to pave the driveway with a hard surface up to the first split before the 2nd structure is built.

It was explained that the topography of the northern portion of the parcel is very steep, making the area less desirable for housing placement, as construction in that area would likely cause considerable erosion and result in a loss of valuable woodland. As compensation for this variance, the couple has suggested a willingness to deed restrict the larger parcel so that no further housing units could be constructed in the future. The couple also noted that their plan for the driveway would meet all other specs as listed in the 1999 ordinance.

A lengthy discussion took place regarding the reasons behind the request for variance and the original purpose of the 1999 shared driveway ordinance. The original purpose of the ordinance was to preserve an adequate easement for the potential construction of a town road. A ROW decrease would ultimately forfeit the drive's ability to qualify as a road in the future, unless changes were made to restore a 4 Rod ROW.

Understanding the hardship that the topography causes and considering the woodland that will be preserved through the deed restriction, the board agreed to recommend approval of the variance request contingent on the recording of the deed restriction.

Commission members recommended that a turnaround be added to the driveway to ensure a safe turnaround for emergency vehicles. They also discussed the importance of having a maintenance agreement created before selling or building on the three smaller lots, as the drive will remain a private structure in which all four lots will share the maintenance costs and responsibilities.

Mmsp: Lash / White: Motion to recommend approval of a variance to allow a shared driveway with a 33-foot ROW to be utilized by a total of four lots created from parcel 5-656-1. This decision is contingent on the recording of a deed restriction that denies any further development of the lot. Additionally, this smaller driveway will at no time be considered for town road adoption unless the structure is rebuilt and in full compliance with town road specifications.

3/0/0 PASSED

No Public Concerns.

Mmsp: White / Lash: Motion to Adjourn 0835pm.