

Plan Commission Meeting

MINUTES

05/04/2020 7:00 PM

CITY HALL

MEETING CALLED BY	Mayor Nyman
TYPE OF MEETING	Remote. All attendees except for Rep. Huffman and Tonya Briggs joined the meeting via phone or live video. Rep. Huffman and Tonya Briggs were present in council chambers.
FACILITATOR	
NOTE TAKER	Jerry Elmer
TIMEKEEPER	
ATTENDEES	Mayor Nyman, Jerry Elmer, Dan Brown, Council Rep Paul Huffman, Jaine Winters, Richard Peach, Attorney Mark Schroeder. Absent; RJ Logan

AGENDA TOPICS:

CALL TO ORDER. ROLL CALL. PUBLIC APPEARANCES. COMMITTEE COMMENTS OR QUESTIONS.
APPROVE PRIOR MINUTES

DISCUSSION	<p>Quorum present. No public appearances No committee comments or questions</p>	
CONCLUSIONS	<p>The agenda did not include approval of prior minutes. Approval of the March 2020 minutes to be a future agenda item.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

JULIE & JOHN PIERCE VARIANCE & REZONE MULTIPLE PARCELS BLOCK 192

DISCUSSION	<p>Todd Hasse represented the Pierce's in the reconfiguration and rezoning of parcels owned by the Pierce's in Block 192. The newest version creates a two lot CSM with Lot 1 containing the warehouse and sales buildings and Lot 2 containing a single-family residence located on the northwest corner of the block. This configuration requires variances and rezoning to be approved.</p>
CONCLUSIONS	<p>Jerry Elmer made a motion to approve the CSM subject to rezone of Lot 2 from C-1 to R-2 and approval of 3 variances which include:</p> <ol style="list-style-type: none"> 1) The rear setback of the large warehouse on the western portion of Lot 1 not meeting ordinance distance. (3' rather than required 25') 2) Lot 2 width being less than ordinance requirements for R-2. (70' rather than the required 80') 3) Lot 2 size being less the ordinance requirements for R-2. (6,300 sf rather than the required 7,500 sf) <p>A second to the motion was made by Richard Peach. Motion carried.</p>

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

TONYA BRIGGS CONDO PLAT MAP & CONDO DOCS

DISCUSSION	Tonya Briggs was present to answer questions regarding the condo docs and plat map for the project located at E 8 th Ave and 6 th Street	
CONCLUSIONS	<p>Jaine Winters made a motion to recommend the common council approve the preliminary condo plat subject to the following conditions set forth by the City Attorney.</p> <ol style="list-style-type: none"> 1) Conveyance by developer to city of all necessary utility easements for electricity to serve all 3 lots. 2. Address in condominium declaration the variance conditions imposed by the zoning board of appeals in reference to the variance granted to Lot 2 on May 9, 2019, and the variance granted to Lot 1 on February 25, 2020. 3. Address in condominium declaration the responsibility of the owners of units 5 and 6 in Lot 3 to repair the cement located over the existing electric utilities in the event the city needs to access the utilities. 4. Enter into agreement with the city for the construction and installation by developer of a water lateral in E. 8th Ave. 5. Address in condominium declaration that the sewer lateral for Lot 2 will run from the manhole in Lot 1 S. through Lot 1 to Lot 2. <p>A second to the motion was made by Dan Brown. Motion carried.</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

DENNIS LEDERMAN BIP APPLICATION

DISCUSSION	Dennis Lederman is remodeling his building located at 917 W exchange St. The project involves constructing three rental spaces on the 1 st floor. Mr. Lederman's application appeared to be in order	
CONCLUSIONS	<p>Dan Brown made a motion to approve the Lederman BIP application and maximum payment of \$5,000 when the project is completed and passes final inspection by the building inspector. A second to the motion was made by Jaine Winters. Motion carried</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

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FUTURE AGENDA ITEMS. ADJOURN.

DISCUSSION	Future Agenda Items to include approval of 03/02/2020 & 03/09/2020 Plan Commission minutes and review of BIP applications process		
CONCLUSIONS			
	Richard Peach made a motion to adjourn at 7:51 pm. A second to the motion was made by Jaine Winters. Motion carried		
ACTION ITEMS	PERSON RESPONSIBLE		DEADLINE