

Plan Commission Meeting

MINUTES

08/03/2020 6:00 PM

CITY HALL

MEETING CALLED BY	Mayor Nyman
TYPE OF MEETING	
FACILITATOR	
NOTE TAKER	Jerry Elmer
TIMEKEEPER	
ATTENDEES	Mayor Nyman, Jerry Elmer, Dan Brown, Richard Peach, RJ Logan, Jaine Winters, Attorney Mark Schroeder. Absent; Council Rep Paul Huffman

AGENDA TOPICS:

CALL TO ORDER. ROLL CALL. PUBLIC APPEARANCES. COMMITTEE COMMENTS OR QUESTIONS.
APPROVE PRIOR MINUTES. REVIEW CLOSED SESSION RULES AND COMMITTEE CONFLICTS OF INTEREST

DISCUSSION	<p>Quorum present. No public appearances No committee comments or questions Attorney Schroeder gave a refresher on some of the rules regarding closed session and conflicts of interest including not talking about items discussed in closed session outside of closed session and committee members must recuse themselves if they have any interest in an item before the committee.</p>	
CONCLUSIONS	<p>Richard Peach made a motion to approve the previous minutes of 07/06/2020 meetings. A second to the motion was made by Dan Brown. Motion carried</p>	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

MODIFICATIONS TO THE BUILDING IMPROVEMENT PROGRAM

DISCUSSION	<p>Funding sources for the BIP and management of the program were discussed.</p>	
CONCLUSIONS	<p>Jaine Winters made a motion directing the city to contact Vierbecher with the hope that they could find additional or alternate funding for the BIP program. A second to the motion was made by RJ Logan. Motion carried.</p>	

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

JERRY ELMER SITE PLAN REVIEW FOR PARCEL 997.1

DISCUSSION	Jerry Elmer presented a proposed site plan for constructing a building on the lot of his LLC, Jamerz Enterprises LLC, lot located at the NE corner of W 3 rd Ave & 18 th Street. He also requested a variance for the south side setback of the proposed building allowing the setback to be 9' instead of 13.5' required by code for a Commercial corner lot. The building inspector's Position Statement contained approval of the variance citing historical precedent on the same block.	
CONCLUSIONS	Jaine Winters made a motion to approve Jamerz Enterprises, LLC site plan including the 9' setback on the south side. A second to the motion was made by Dan Brown. Jerry Elmer abstained. Motion carried.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

REQUEST BY BILL BASSETT FOR PAYMENT FROM BIP

DISCUSSION	Mr. Bassett indicated that all work has been completed on the second floor bathroom of the Roderick Building located at 1019 1 st Center Ave which was the subject of his BIP application. All necessary completion items were presented except for the building inspector's final approval. A \$5,000 reimbursement for this project was the amount approved in his application	
CONCLUSIONS	Richard Peach made a motion to approve payment to Mr. Bassett of the maximum amount of \$5,000 from the BIP subject to the building inspector's final approval. A second to the motion was made by Jaine Winters. Motion carried.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

PUBLIC HEARING CONSIDERING AMENDING ZONING CLASSIFICATION OF PARCEL 23206 0523.0000 FROM I-1 TO C-1

DISCUSSION	<p>Public Hearing opened at 6:30 pm The property site address is 1108 E 2nd Ave and is owned by Bessy and Peter Karabatsos. According to Bessy Karabatsos the intended use for the building will be a bakery on the 1st floor and living quarters on the second floor and possibly the 3rd floor. The site is currently zoned I-1 which will not allow the proposed use. They wish to change the zoning designation to C-1 which supports the proposed use. They presented a Position Statement from the building inspector supporting this zoning change</p> <p>The Public Hearing closed at 6:45 pm</p>		
CONCLUSIONS	<p>Jerry Elmer made a motion to recommend to the common council to change the zoning designation of the Karabatsos property from I-1 to C-1. A second to the motion was made by Richard Peach. Motion carried</p>		
ACTION ITEMS	PERSON RESPONSIBLE		DEADLINE

PUBLIC HEARING CONSIDERING A CONDITIONAL USE PERMIT ALLOWING STORAGE UNITS ON PARCEL 23206 2332.0000

DISCUSSION	<p>Public hearing opened at 6:46 pm. The property site address is 203 23rd St and is currently owned by Steven and Laurie Hazeltine. Jeb McMahon and Mr. Hazeltine were present. Mr. McMahon intends to purchase the property and construct storage units (mini warehouses) on the site. Review of the ordinances indicated storage units are an allowable conditional use for the current zoning designation of I-2 Public Hearing closed at closed at 6:53 pm.</p>		
CONCLUSIONS	<p>Dan Brown made a motion to approve the conditional use permit allowing storage units on the site. A second to the motion was made by Richard Peach. Motion carried</p>		
ACTION ITEMS	PERSON RESPONSIBLE		DEADLINE

FUTURE AGENDA ITEMS. ADJOURN

DISCUSSION	<p>Future agenda items may include BIP modification and follow up on the Karabatsos improvements</p>		
CONCLUSIONS	<p>Richard Peach made a motion to adjourn at 6:57 pm. A second to the motion was made by RJ Logan. Motion carried</p>		

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DISCUSSION		
CONCLUSIONS		
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