

REGULAR MEETING OF THE WEST BRANCH PLANNING COMMISSION HELD IN THE COUNCIL CHAMBERS OF CITY HALL, 121 NORTH FOURTH STREET, ON TUESDAY, SEPTEMBER 14, 2021.

Chairperson Cori Lucynski called the meeting to order at 6:00 p.m.

Present: Bob David, Yvonne DeRoso, Josh Erickson, Kara Fachting, Mike Jackson, Cori Lucynski, and Rusty Showalter

Absent: None

Others officers in attendance: City Manager John Dantzer and NEMCOG representative Denise Cline.

All stood for the Pledge of Allegiance.

As an addition to the agenda, a sign permit variance from Ann’s Hair Affair was submitted. It was noted the variance was needed because flag style banners were not allowed in the mixed-use district. The Commission discussed the sign ordinance section dealing with flag style banners and noted those type of signs not being allowed in the mixed-use district was an oversight and the need to change that part of the ordinance in the upcoming update.

MOTION BY LUCYNSKI, SECOND BY JACKSON, TO APPROVE THE SIGN VARIANCE WITH THE REQUIREMENT THAT THE BANNER BE LOCATED OUTSIDE THE ROAD RIGHT OF WAY.

Yes — David, DeRoso, Erickson, Fachting, Jackson, Lucynski, Showalter

No – None

Absent – None

Motion carried

MOTION BY JACKSON, SECOND BY DAVID, TO APPROVE THE MINUTES FROM THE REGULAR MEETING HELD AUGUST 10, 2021.

Yes — David, DeRoso, Erickson, Fachting, Jackson, Lucynski, Showalter

No – None

Absent – None

Motion carried

The Commission discussed potential issues in the ordinance with NEMCOG representative Denise Cline, who assisted in the initial rewrite. The Commission discussed making the following changes to the ordinance.

1. Change the zoning on Houghton Ave from Sixth St to M-30 from Central Business District to Mixed Use District.
2. Change zoning on M-30 from Wright St. to Columbus from Office/Service District to Mixed Use District.
3. Change the fencing requirements for commercial uses in the Mixed-Use district to allow taller fences, fences in the front yard, and chain link fencing.
4. Change the sign ordinance to no allow "Sail-type" banners in the Central Business District (effective after the road reconstruction in 2023) and to allow "Sail-type" banners in the Mixed-Use district for commercial uses.

The Commission also discussed potential zoning possibilities for marijuana facilities if the City ever opted into allowing those type of businesses.

Member Erickson noted an arcade is planning on moving into the old Polo storefront.

Member Lucynski noted how nice the downtown banners were.

Member David commented on the sidewalk construction and how nice the City looked.

Member DeRoso gave updates on construction activities in the West River Park Condos and Victorian Manor Condos.

Meeting was adjourned at 7:20 pm