

Planning Commission Minutes
July 24, 2008

Call to Order:

The July 24, 2008 Planning Commission meeting was called to order at 5:00 PM by Chairman Henke.

Adopt Agenda:

Motion by Heise, second by Renning to adopt the agenda as presented. Motion carried. 7/0

Roll Call:

Those in attendance were Henke, Renning, Heise, Gabert, Gruetzmacher, Noel and Spillman. Herminath excused..

Others present were Kent Hager (City Administrator), Paul Hanlon (City Inspector) Matt Clementi – Excel Engineering, Representative from Renew E85, Bob Ebben, Dan Loy and Dennis Herter (Councilmember).

Approval of the 05-26-08 minutes:

Motion by Gabert, second by Noel to approve the minutes of the 05/26/08 meeting with the correction to the spelling of Spilman. Motion carried. 7/0

Conditional Use Hearing – Renew E85, LLC:

Henke opened the public hearing at 5:02 PM. Spilman questioned the maintenance of the swale which referred to a reference of mowing at least twice per year. It was explained that Renew E85 is very conscientious of how their sites look and the swales will be mowed on an as needed basis. Matt Clementi presented an overview of the project to the members. He explained there will only be 2 underground tanks, one ethanol and one unleaded gasoline. Henke asked that the conditional use include the landscape plan that was presented. Public hearing closed at 5:21 PM

Motion to approve the conditional use with the landscape plan being followed as presented by Renning, second by Gabert. Motion carried 6/1 with Gruetzmacher voting against.

Site Plan Review – Renew E85 , LLC:

The site plan for this project had been reviewed during the conditional use hearing. Motion by Gabert, second by Heise to approve as presented. Motion carried. 7/0.

Rezoning – 332 Spruce Street – Jack Walker:

There was a request by Jack Walker to have his property rezoned from the current R-2 to M – Manufacturing. There has been some interest by Stalker Flooring to acquire that property for a parking lot for their employees.

Motion by Gabert, second by Heise to recommend the zoning change and schedule the Public Hearing. Motion carried. 7/0

Discussion of the Sign Ordinance:

Henke had approached the topic of possibly redoing the sign ordinance to allow for projecting signs at the last meeting and had brought some examples for members to view. This was informational only in case the topic is brought up in the future. It was mentioned that there are a few deteriorating projecting signs left in the City. No action taken.

Other Matters:

Hanlon brought up the topic of metal carports for discussion. Members were only in favor of these as temporary structures.

Adjournment:

Motion by Heise, second by Noel to adjourn. Motion carried 7/0
The meeting was adjourned at 5:43 pm by Henke.