

Planning Commission Minutes August 27, 2015

Call to Order:

The August 27, 2015 Planning Commission meeting was called to order at 5:00 pm by Chairman Steinhorst.

Adopt Agenda:

Motion by Henke and seconded by Spilman to adopt the agenda as presented. Motion carried. 7/0

Roll Call:

Those in attendance were Steinhorst, Gabert, Goller, Henke, Noel, Spilman, Gruetzmacher, and Noel. Excused - Thompson:

Others in attendance: Paul Hanlon – Zoning Administrator

Approval of the 07-23-15 Minutes:

Motion by Gabert and second by Goller to approve the minutes of the 07-23-15 meeting as presented. Motion carried. 7/0

Update on Age Restrictions on Mobile Homes:

Hanlon provided a copy of an email response from Jack Wotruba, Dept. of Safety & Professional Services, regarding age restrictions on mobile homes being brought into the mobile home park. In his response, Wotruba explained this has been attempted before and it has been proven to be discriminatory. With that information being presented, the discussion on this subject ended with no action being taken.

Extension of Time for Office Trailer:

A written request from Greg DeValk, Enerpipe, for a 3 year extension of time for a temporary office trailer was presented. Motion by Henke, second by Gabert to approve the request. Motion carried. 7/0

Discuss Permitted and Conditional Uses in the B-2 / M-P Zoning District:

This discussion was precipitated by a recent phone call from a local realtor asking for information on the permitted or conditional uses for a parcel of land located in a M-P(Manufacturing Park) Zone. The M-P zoning designation allows the construction of storage buildings. In the opinion of the Planning Commission, construction of storage buildings on this specific parcel would not be the best use for the property. Members discussed the options for preventing this type of construction from happening again and decided an amendment to the ordinance would be necessary. Hanlon will prepare a draft for the September 24th meeting. Motion by Gabert, second by Gruetzmacher to move storage buildings to a separate line in the zoning code and make them a Conditional Use only in a M(Manufacturing) zoning district. Motion carried. 7/0

Continue discussion of comparing Comprehensive Plan and Zoning Ordinances for consistency:

Discussion of the Utilities and Community Facilities elements continued starting with Policy UCF-14. This section deals specifically with new private wells in the urban area and does not allow new private wells. The current ordinance states "where there is an existing public water supply system on or near the subdivision, the agency providing the service shall determine the feasibility of connection to this system." Discussion followed and a recommendation was made to amend that portion of the ordinance above to read as follows: "where there is an existing public water supply system on or near the subdivision, the agency providing the service shall ~~determine the feasibility of~~ **provide a** connection to this system."

Additional information was also requested by the members on how many private wells are located within the City and locations where sewer and water are not provided in the City at this time. Hanlon will have this information available at the next meeting.

Policies UCF-29, 30 and 32 were also discussed and a decision was made to leave them as is.

A discussion of Policy UCF 36 was begun and will continue at the next meeting.

Other Matters:

Steinhorst advised he will be out of town for the next meeting and Henke will chair the meeting.

Gruetzmacher questioned the liability of merchants putting displays on the sidewalks.

Henke informed the members on the status of the mural project on North Water Street.

Next meeting is scheduled for September 24, 2015 at 5:00 pm.

Adjournment:

Motion by Gabert, second by Goller to adjourn. Motion carried 7/0. Meeting adjourned at 6:10 PM.