

**Planning Commission Minutes
May 12, 2016**

Call to Order:

The May 12, 2016 Planning Commission meeting was called to order at 5:00 pm by Chairman Steinhorst.

Roll Call:

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

Others in attendance: Paul Hanlon – Zoning Administrator, Scott Bellile – Press Star, Tom O’Connell – Alderman, David Sawall and Paul Franzmeier.

Discussion of Amendment to Municipal Code Chapter 17.11-5 – allowing Religious Facilities as a Conditional Use in the M- Manufacturing District:

Hanlon started the discussion explaining the proposed change. Adding the M-Manufacturing district to the Conditional Use list for religious facilities is not site specific, but would allow a Conditional Use request in any M-Manufacturing district. Henke provided some background information on the potential sale of the existing Northland Electric building and the proposed new building that Northland Electric is going to construct. Paul Franzmeier, representing Faith Christian Church, stated this site is intended to be a temporary location, however; he is unsure as to how long the church may occupy this facility. Noel asked if the church was going to purchase the property, to which Franzmeier indicated they were because the building will fill the churches’ needs. Goller questioned the legalities of denying the use of a site to a church. Hanlon replied that if local zoning does not permit the use, the matter would most likely be challenged in court. The question of how much tax money would be lost, being the church is exempt. Henke explained the new building would generate more taxes than the existing building. The exact amount of taxes being lost was unknown at the time of the meeting. Steinhorst commented if the zoning code is not amended it may hamper Northland Electrical’s plans to build a new building.

Action on Above:

Motion by Gabert, second by Henke to recommend the amendment to the Zoning Code allowing Religious Facilities and Schools as a Conditional Use in the M-Manufacturing District to Council. Motion carried. 5/0

Other Matters:

Hanlon updated the members on the City garage project and announced the Steel King project will start on Monday. Henke announced that Jolly Rogers is going to be doing some updates on the back side of their building.

Adjournment:

Motion by Goller, second by Noel to adjourn. Motion carried. 5/0
Meeting adjourned at 5:30 pm.