

## **Planning Commission Minutes July 28, 2016**

### **Call to Order:**

The July 28, 2016 Planning Commission meeting was called to order at 5:00 PM by Chairman Steinhorst.

### **Adopt Agenda:**

Motion by Henke, second by Gabert to adopt the agenda. Motion carried. 7/0

### **Roll Call:**

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

Others in attendance: Kent Hager – City Administrator, Paul Hanlon – Zoning Administrator, Jeff Bodoh – Director of Public Works, Tom O’Connell – Alderman, Mike Bach and Tana Wahtola – Commonwealth, Diane Montgomery, Mark Baetke, Michael VanAbel – Bomier Properties, Jose Huerta, Alicia Huerta and Patti O’Connell – Iglesia de Christo Church.

### **Public Hearing – Conditional Use Request – Iglesia de Christo of New London / Religious Facility in a B-1 Central Business District:**

Public hearing opened at 5:03 PM by Chairman Steinhorst. No adjacent property owners were present, however; Hanlon stated he did receive two phone calls with questions regarding the hearing. Neither of those callers were opposed to the request. Michael Van Abel, realtor for the property spoke in favor of the request. Patti O’Connell, a member of the Church, gave some background on the organization stating the Church was excited about the future purchase of this facility. Pastor Jose Huerta thanked the Planning Commission for considering this request. Henke distributed a document listing 4 conditions to be considered for Churches being located in a B-1 Central Business District. Members discussed the conditions and it was suggested by Henke to remove the fourth condition as this was going to be a permanent location, not a temporary location. Public hearing closed at 5:06 PM

### **Action on Above, if any:**

Motion by Henke, second by Spilman to approve the Conditional Use Request with the following conditions:

1. The facility must provide for off street parking, no parking allowed on roads or streets in the Manufacturing Park
2. No day school (8:00 am – 5:00 pm) will be allowed Mondays through Fridays
3. The users of the facility understand that there will possibly be heavy traffic and traffic noise in a B-1 Zoning District.

Motion carried. 7/0

### **Site Plan Review – Commonwealth Company – E. Beacon Ave. Housing Project:**

Mike Bach, representing Commonwealth Company, reviewed the site plan with the members of the Planning Commission. Members were in favor of the design as proposed. Motion by Gabert, second by Goller to approve the site plan as proposed. Motion carried. 7/0

### **Request for Rezoning – West End of Partridge Drive / Handschke Property:**

Hanlon informed the Planning Commission of a request to rezone a parcel of property West of the Partridge Drive Apartments. This request will be on the August Planning Commission Agenda and the Public Hearing will be held at the September Council meeting. No Action required.

### **Proposal from Martinsen & Eisele – Tiny House Zoning**

Ken Jaworski, from Martinsen & Eisele, submitted a proposal to the Planning Commission for creating the zoning for Tiny Houses. The estimated cost of this project is \$2850 plus reimbursable expenses. Motion by Goller, second by Gabert accept the proposal and add this to the 2017 budget request. Motion carried. 7/0

**Discussion of Home Occupation and Residential Business Definitions:**

Hanlon asked how the members wanted to proceed with the review of the two definitions. Henke suggested the entire ordinance be revisited. Diane Montgomery and Mark Baetke were present at the meeting and advised the issue with the neighboring property owner's Home Occupation is still going on, however; the noise has not been that bad lately because the builder is working away from home. They are still concerned about what differentiates a home occupation from a residential business. It was decided the revised ordinance will eliminate the definition of a residential business and clearly define a home occupation. Hager volunteered to work with Hanlon to develop a draft of the new ordinance for the August meeting.

**Other Matters:**

None

**Adjournment:**

Motion by Goller, second by Gabert to adjourn. Motion carried //0 Meeting adjourned by Steinhorst at 5:55PM.