

Planning Commission Minutes
June 22, 2017

Call to Order:

The June 22, 2017 Planning Commission meeting was called to order at 5:00 PM by Mayor Henke.

Adopt Agenda:

Motion by Thompson, second by Goller to adopt the agenda as presented. Motion carried. 5/0

Roll Call:

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

Others in attendance: Paul Hanlon – Zoning Administrator, Brentt Michalek (Mobilitie) and Scott Bellile (Press Star).

Approval of the April 27, 2017 Minutes:

Minutes were not included in the packets and will be approved at the next meeting.

Annexation Ordinance of Right-of-Way Access on Starlight Drive:

Hanlon explained this annexation was only for road right-of-way for the sewer and water extension. Henke and Thompson both added comments on why this was required. Motion by Thompson, second by Gabert to recommend to Council approval of this Annexation Ordinance to be done in one reading. Motion carried 5/0

Request by Mobilitie to Place a 55' Utility Pole in the Lawrence Street Right-of-Way for 5G Data Transmission:

Brentt Michalek, representing Mobilitie, explained the purpose of the request was to provide additional wireless data transmission. In this case, Sprint is the main carrier that will be using the service. The equipment on the pole is designed to accommodate additional carriers. Hanlon and Thompson had met with Brentt to discuss the proposed locations of this pole and after some discussion arrived at this location. Motion by Gabert, second by Spilman to approve the location of the pole as presented. Motion carried 5/0

Site Plan Review – Tri-County Door – New Building on Beckert Rd:

Members reviewed the site plan for a new storage building on the corner of Hillshire Drive and Beckert Road. This building will be used by Tri-County Door and one or two additional tenants. Motion by Spilman, second by Goller to approve. Motion carried 5/0

Discussion Proposed Language for Tiny Houses and Small Homes:

The proposed changes in Chapter 17 of the Municipal Code referring to Tiny Houses and Small Homes were reviewed. The first change was adding Small Homes as a Conditional Use in both the R-1 and R-2 Zoning Districts. The definitions of a small home, tiny house and pocket neighborhood were added to the Appendix of Chapter 17. One of the requirements of both a small home and tiny house was a front porch. A discussion of whether or not porches should be required resulted in mixed opinions. Information from other ordinances regarding porches and screening of the wheels will be sent to the members for review. Hanlon explained these amendments are intended to be adopted in a couple of parts. The first part focusing on just small homes which would only be approved by a Conditional Use and allowed on lots 60 x 120 or smaller and secondly, pocket neighborhoods and tiny houses will be addressed. Additional information on Small Homes will be presented at the next meeting and the discussion will continue. No action taken.

Other Matters:

The next meeting will include a review of the Future Land Use and Current zoning maps and the discussion of the Pershing Road – Cty W / Cedarhurst / Beckert Road intersection.

Adjournment:

Motion by Goller, second by Thompson to adjourn. Motion carried 5/0. Meeting adjourned at 6:00 PM.