

PLANNING COMMISSION MINUTES

Regular Meeting

August 11, 2020

CALL TO ORDER: The August 11, 2020, Planning Commission meeting was called to order by Chairman Brummette at 7:00 P.M.

PRESENT: Chairman Brummette, Commissioners Pennington, Snyder, Clarke and McRae.

ABSENT: Commissioner Bly

ALSO PRESENT ON THE CALL: City Clerk Terpstra, Community Development Director Myrkle and City Manager Guetschow.

APPROVAL OF MINUTES:

Motion by Commissioner Snyder, second by Clarke to approve the minutes of June 2, 2020 as presented. Carried. 5 Yes. 0 No

Commissioner Bly arrived at 7:02 p.m.

APPROVAL OF AGENDA:

Motion by Commissioner Snyder, second by McRae to approve the agenda as presented. Carried. 6 Yes. 0 No.

EARLY PUBLIC COMMENT: None.

NEW BUSINESS:

A. PUBLIC HEARING –REZONE RT-TWO FAMILY RESIDENTIAL TO PDD ZONE- PRAY:

Public Hearing Opened: 7:10 P.M.

Joe Pray gave a presentation of the planned development project and answered questions from the commission. He stated that one of the goals would be to alleviate the parking on Clinton Street. Also to replace and rebuild a garage on the property and add a pavilion. They will plan to add landscaping also.

Commissioners asked about future plans and if they would be required to come back to the commission to make those changes at that time.

Mr. Myrkle stated that they would only be approving what is presented and that they would have to come back in the future if needed,

The risk to the rezoning for the neighbors was also discussed.

Mr. Pray stated that they have met with the neighbors and answered questions and also presented the plan so that they could also voice any concerns that they had.

Mr. Myrkle stated the reason for this type of zoning is so that they would not have to bring each separate parcel before the commission individually.

Mr. Myrkle advised that this would also be a recommendation to city council to approve the preliminary plans. He stated that the final plans would come back to the Planning Commission for final approval.

Public Hearing Closed: 7:33 P.M.

B. ACTION REZONE RT-TWO FAMILY RESIDENTIAL TO PDD ZONE-PRAY:

Commissioner Snyder moved, supported by Bly to recommend that the City Council approve the rezone RT-Two family residential to PDD Zone – Pray as presented.. Carried. 6 Yes. 0 No.

C. PUBLIC HEARING – REZONE 238 & 244 S. SHELDON RT-TWO FAMILY RESIDENTIAL TO P-1 (VEHICULAR PARKING DISTRICT):

Public Hearing Opened: 7:39 P.M.

Community Development Director Myrkle stated that 238 should also be included in this rezone. He stated that this is the only P-1 zoning currently in the City. This is meant to address concerns with street parking during big funerals. He stated that the Planning Commission would be making a recommendation back to the City Council for this action. Mr. Myrkle stated that there are certain conditions that have to be met for this type of zoning and he feels that these conditions are able to be met. Some of them being:

- It has to be within 300' of the business
- Can not be close to single family zoning -this is RT Two family
- Can only be used for parking
- Restrictions have to be met on signage

Discussion was held on the number of parking spaces that would be created.

Mr. Pray stated it would add an additional 30 to 38 spaces for a total of 80 to 105. There would be one entrance on W. Seminary Street only.

Public Hearing Closed: 7:49 P.M.

D. ACTION- REZONE 238 & 244 S. SHELDON:

Commissioner McRae moved, supported by Snyder to recommend the rezone for 238 & 244 S. Sheldon from RT Two Family to P-1 VPD Zoning as presented. Carried. 6 Yes. 0 No.

REPORTS, COMMENTS, CORRESPONDENCE:

STAFF REPORT:

Community Development Director Myrkle reported that there has been no activity on the potential revised site plan for Wal-Mart that he had mentioned at the last meeting. He stated that City Council has approved the Master Plan

review and training in the FY 20/21 Budget and he will be moving forward to arrange work on that in the near future. He introduced Nathaniel VanStee who was just appointed to council and will be the liaison to Planning Commission for the city council. He stated that Michael Duweck, another candidate to the recent opening on city council will be appointed to the Planning Commission before their next meeting.

Chairman Brummette thanked the participants that were in attendance on the call. He is looking forward to filling the board and having stability moving forward.

LATE PUBLIC COMMENT:

Joey Pray, 316 W. Seminary, thanked the commission.

There being no further business, Commissioner Snyder, supported by McRae moved to adjourn at 7:58 p.m.

Ginger Terpstra, City Clerk, CMMC