



ORIGINAL

PLANNING & ZONING MEETING
Minutes of September 4, 2018

Chairperson Dave Hart opened the regular meeting at 7:00 p.m. on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present:	Dave Hart, Chair	Sonny Markus	Ron Johnson
	Steven Shinkle	Nick Reitman	Randy Nehus
	Tom Wheeler		

Also Present:	Jan Johannemann, Asst. City Clerk	Carol Hofstetter, Zoning Administrator
	Bill Rachford, Mayor	

APPROVAL OF MINUTES – August 21, 2018

MOTION: Nick Reitman made a motion to approve the minutes of August 21, 2018, seconded by Randy Nehus. All in favor, the motion passed 6-0-1, with Mr. Hart abstaining.

NEW BUSINESS - None

OLD BUSINESS

The Commissioners discussed the need to make final decisions and recommendations for the zoning ordinance update within the next three meetings. They need to have their wants and questions answered and finalized so they can get Mr. Duncan to review. Carol Hofstetter asked if there were any issues from the board and if they felt everything had been covered for discussion.

Signage: Although signage was discussed in the past, no decisions were made. Mr. Hart said that signage in general was going to give them a chance to get a lot done and done right once we plug in maintenance, materials, and types, that we wish to allow. When they complete what they want and have a final version, Carol Hofstetter will have Mr. Duncan review and advise as to the necessary verbiage. In conclusion of discussion, there needed to be ways to help those small businesses in set-back locations, by possibly changing the regulations and allow for temporary signage with conditions and time limitations, while safeguarding the integrity of not having sporadic signs up and down US 27 cluttering the landscape.

Bill Rachford then asked if there was an update on the car wash that was approved at the City Council Meeting. Ron Johnson said the delay could be due to the person not owning the property as of yet. It was noted work is being done on the space across from Wal Mart on Viewpoint.

Storage Units: Storage units were discussed as there is interest and need in some areas. The last discussion held was in regard to the handout provided by Mr. Hart and if agreed to, it could be taken to Mr. Duncan. He was open to ideas and input as his suggestion was for them to be zoned as Highway Commercial. Conditional use would be something that could be allowed for a certain time or under specific uses. The Bridge Church and the inside storage was discussed and noted that is a conditional use, within their walls, for specific needs. It is a separate profit-making business. NSC (Neighborhood Shopping Center) does not have inside storage as a permitted use. Mr. Hart suggested make a list of what you would like to have, then he will ask Mr. Duncan to review and advise. In adding storage units, there must be regulations such as square footage minimums, lighting, climate control areas, to avoid too many storage units in multiple areas. Boat and RV covered storage units would not be allowed next to multi family. Carol will also check with other cities to see what their language usage is. There is a definite need and interest for storage spaces.

INTERNAL BUSINESS




ORIGINAL

City Council Report: Council had a second reading of the Ordinance approving the rezoning of 7010 Alex Pike at the August 23rd special meeting.

ADJOURNMENT

MOTION: Nick Reitman made a motion to adjourn, seconded by Steve Shinkle. All in favor, the motion passed with a 6-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 7:32 p.m.

Attested to and submitted by:



Karen/M. Barto, City Clerk/Treasurer



Dave Hart, Chair

Dated 9-19-18

Dated 9/19/2018