



ORIGINAL

**PLANNING & ZONING MEETING
Minutes of November 20, 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
	Tom Wheeler	Nick Reitman	Randy Nehus
	Steven Shinkle		

Also Present: Ramona Williams, Asst. City Clerk Carol Hofstetter, Zoning Administrator

APPROVAL OF MINUTES: November 6, 2018

MOTION: Sonny Markus made a motion to approve the minutes of November 6, 2018 with two noted corrections; seconded by Nick Reitman. All in favor, the motion passed 6-0-0 with Mr. Hart abstaining.

VISITORS AND GUESTS: None

NEW BUSINESS:

Continuation of General Discussion Permitted Use:

Sonny Markus asked Dave Hart if he had spoken to City Attorney Mike Duncan regarding the removal of permitted uses in the Zoning Ordinance. Chairman Hart did talk with Mr. Duncan. P&Z could initiate the change to remove permitted uses, and there could also be a recommendation from Council as well. He did not feel removing permitted uses was the direction they wanted to take at this time. Mr. Duncan conveyed if they felt they wanted to begin that process, he would be available to meet with them and discuss.

It was then asked if the function of the commission is to limit businesses. Mr. Hart replied it was never approached in that manor, but it is P&Z's function to geographically place them and be accommodating, not to limit. We can disallow the use but cannot limit.

Mr. Markus then asked Carol Hofstetter what would happen if the board does not pursue changing the permitted use, and the current individual decides to leave the house standing. Does the City have any recourse? He also asked about a time frame on permits and completion. Carol explained there has not been a formal site plan submitted. The individual had only applied for and received a rezoning permit. Once a site plan has been submitted and approved, they have six months to obtain the permits, and once approved a year to complete the work.

OLD BUSINESS

Subdivision Regulations:

It was asked if the commissioners had reviewed the sign ordinance proposed. Sonny Markus asked if the new signs put up by the new liquor store had been approved. Carol Hofstetter said they were approved and legal.

Randy Nehus then asked if we were ready to proceed with Subdivision Regulations. Carol explained all the changes were made and that is what they had been given to review. It was now up to P&Z to approve and move forward. Mike Duncan did recommend approving the Subdivision Regulations separately from the Zoning Ordinance as they were completed. Dave Hart said it could be put on the agenda for next month to set a date and time for the public hearing.

Mr. Hart also wanted to briefly address an issue that Mr. Atkinson had brought before the board at the last meeting and Mr. Hart did not feel he could answer without legal advice. He did talk with Mr.

Duncan and reported if the P&Z chooses to recommend changing the permitted use tonight, then if there were a site plan application submitted that would fall under that permitted use, it would still be accepted under the old permitted use. The board would proceed as if the use were still in place until the process is completed.

INTERNAL BUSINESS

ORIGINAL

Mr. Nehus presented the Treasurer's Report for November 16, 2018

Beginning Balance	\$15,155.30	
Receipts	+468.89	Drees-Final Plat Sec 5
Expenses	- 36.75	Priority Dispatch Inv. 1114393
	-715.00	Ziegler & Schneider Stmt# 214
	-1967.00	CT Consultants Inv# 180283-10
	-810.00	CT Consultants Inv# 180283-9
Ending Balance	\$12,095.44	

MOTION: Ron Johnson made a motion to pay invoices as submitted, Nick Reitman seconded. All in favor, the motion passed 6-0-0. Chairman Dave Hart abstained.

MOTION: Sonny Markus made a motion to accept the Treasurer's Report as submitted, seconded by Ron Johnson. All in favor, the motion passed 6-0-0. Chairman Dave Hart abstained.

Council Report: Congratulations to those who were elected.

ADJOURNMENT

MOTION: Nick Reitman made a motion to adjourn, seconded by Steve Shinkle. All in favor, the motion passed with a 6-0-0 vote, Mr. Hart abstaining. Meeting adjourned at 7:30 p.m.

Attested to and submitted by:

Jan Johannemann
Jan Johannemann, City Clerk

Dave Hart
Dave Hart, Chair

Dated 12/5/18

Dated 12/4/2018