

**PLANNING & ZONING MEETING  
Minutes of May 2, 2017**

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	Rick Neltner
	Nick Reitman	Randy Nehus	Dan Feldmann
Absent:	Ron Johnson		

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

**APPROVAL OF MINUTES: April 18, 2017**

**MOTION:** Nick Reitman made a motion to approve the minutes of April 18, 2017 as submitted, seconded by Dan Feldmann. All in favor, the motion passed 4-0-2 with Mr. Nehus and Mr. Hart abstaining.

**VISITORS & GUESTS:** None

**NEW BUSINESS:**

There are a couple of things that will be coming before P&Z at a future meeting. Also, Carol reported Taco Bell is scheduled to open the first or second week in July.

**OLD BUSINESS:****Continued Discussion of Zoning Ordinances and Subdivision Regulations:**

Mr. Hart said the City Engineer, Sam Trapp, and Carol are starting to work on the subdivision regulations, so if the Commissioners have anything they would like to add or correct, please let him know. A public hearing will be scheduled soon to address this.

Mr. Neltner thanked Carol for checking with the post office on how postal workers get paid, which is by the hour, not by the stops. Also, he is glad Mr. Hart is making sure there will be some type of speed calming device added to the subdivision regulations. Mr. Hart thinks there should be 3-4 options depending on the area.

Mr. Markus brought up leaving some type of tree line or buffer for privacy between adjacent properties and a new development when the developer clears the land. Mr. Hart agreed there should be something. He would also like to add language to the regulations about what time a developer begins and ends work each day to cut down on noise. Carol will check with other cities to see what they have in their regulations regarding these things. A 10-foot buffer would be nice and it could be suggested at the development stage for future projects.

Mr. Hart also mentioned shielding or placement of garbage containers in a residential area. There is language for regulating commercial areas, but nothing for residential areas. Mr. Feldmann felt this infringes on the rights of the property owner and we should be careful. Again, suggestions could be made as a recommendation at the development stage.

P&Z also discussed street parking, placing mailboxes on one side of the street, and whether or not a developer would agree to such recommendations.

Mr. Feldmann pointed out this is probably an exercise in futility because the type of issues they had been discussing will not fix what we currently have problems with. Newer developments will have

ways and means to put trash cans in a more appropriate area, for example. It's the older developments that are the ones with these issues and the homeowners either cannot or won't make any changes. Also, if a situation arises where it might happen, who is going to enforce it?

**INTERNAL BUSINESS:**

**City Council:**

Mr. Hart said there will be a first reading of a chicken/rabbit/fowl ordinance at this Thursday's Council meeting.

**ADJOURNMENT:**

**MOTION:** Dan Feldmann made a motion to adjourn, seconded by Nick Reitman. All in favor, the motion passed with a 5-0-1 vote with Mr. Hart abstaining. Meeting adjourned at 7:31 p.m.

Attested to and submitted by:

  
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Karen M. Barto, City Clerk/Treasurer

Dated 5/17/17

  
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Dave Hart, Chair

Dated 5/16/17