



**PLANNING & ZONING MEETING  
Minutes of October 2, 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  
Robert Seitzinger, City Engineer                                      Mike Duncan, City Attorney  
William T. Rachford, Jr., Mayor

**APPROVAL OF MINUTES – September 18, 2018**

**MOTION:** Nick Reitman made a motion to approve the minutes of September 18, 2018, seconded by Steve Shinkle. All in favor, the motion passed 5-0-2 with Mr. Hart and Mr. Markus abstaining.

**NEW BUSINESS – Bishop Brossart Request for Gilbert Ridge Rd Athletic Complex Site Plan Approval**

Chairperson Hart first congratulated Assistant Principal Chris Holtz on Bishop Brossart being awarded a designation of Blue Ribbon Educational Status. Others in attendance were: Nick Hamberg and Rob Keller with Becker & Becker Firm, and Emmett Hayes with REH&A Architects. Nick Hamberg served as spokesperson for the presentation stating they were excited for the development of the athletic park and the service that it will provide to the community. Mr. Hamburg said the project started last October with the grading permit and completed this Spring. Then they began working with Robert Seitzinger, CT Consultants, and SD1 in obtaining land service permits and addressing the concerns of both entities. He then opened the discussion for questions or comments from the Commissioners.

Mr. Hart asked what the timetable for completion would be. Mr. Hamberg said bid site paving and utilities would go out in the next two weeks and utilities and stadium about a month from now. They hope to break ground in November of this year with completion in October of 2019.

Robert Seitzinger, CT Consultants, explained the project is approximately a 25 ½ acre site located at 844 Gilbert Ridge Road, zoned public facilities, and is a conforming use for that zone. In 2012 City approved the site for practice fields and in October, 2017 approved mass grading to prepare the site for the improvement stage. Plans were reviewed for conformance with the zoning ordinance, and all requirements were met. The plans were then submitted to SD1 for approval. After discussion of the issues such as lighting, parking, traffic, and further expansion when needed, the matter was brought up for a vote.

**MOTION:** Nick Reitman made a motion to approve the Bishop Brossart Athletic Park Site Plan as submitted, seconded by Tom Wheeler. All in favor the motion passed 6-0-1 with Mr. Hart abstaining.

**OLD BUSINESS**

**Storage Units:** Randy Nehus submitted a proposed list of Storage Unit Regulations as an accessory to multi-family units for consideration and use as a guideline. He felt the list was relevant but open to change or modification to meet existing requirements as necessary. They discussed each item proposed and location sites. This will be added to the list of the proposed zoning changes.

Tom Wheeler asked for clarification to whether the storage units would be exclusive to residents of a particular multi-family unit. Randy Nehus answered not necessarily; there is a need for storage but they need to contain to areas that are aesthetically pleasing. Mike Duncan said regulations are becoming strict in what is permitted. What was presented tonight could be easily added to the zoning ordinance.

**Signage:** Chairman Hart then acknowledged that we have information from Carol Hofstetter on text amendment changes to the sign ordinance, and recognized the changes need to be completed within 3 weeks.

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**INTERNAL BUSINESS**

**Other:** Mayor Rachford asked Mr. Duncan for clarification on the following: If a business is interested coming into the City and comes to P&Z for approval, what is the position or governing rules that P&Z must follow? Mr. Duncan said if someone makes an application for a permitted use, and their site plan meets all the regulations of the zoning ordinance, they have to approve it *even if they believe there are too many of that particular type of business already in the city*. To deny it means they would have to find reasons within the zoning ordinance to justify denial.

**ADJOURNMENT**

**MOTION:** Steve Shinkle made a motion to adjourn, seconded by Tom Wheeler. All in favor, the motion passed with a 6-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:55 p.m.

Attested to and submitted by:

Jan Johannemann  
Jan Johannemann, City Clerk

Dated 10/17/18

Dave Hart  
Dave Hart, Chair

Dated 10/16/18