



PLANNING & ZONING MEETING Minutes of January 15, 2019

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, Engineer

ELECTION OF OFFICERS

MOTION: Sonny Markus nominated Dave Hart as Chairman, seconded by Nick Reitman. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

MOTION: Ron Johnson nominated Sonny Markus as Vice-Chairman, seconded by Nick Reitman. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

MOTION: Randy Nehus nominated Nick Reitman as Secretary, seconded by Sonny Markus. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

MOTION: Steve Shinkle nominated Randy Nehus as Treasurer, seconded by Nick Reitman. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

Mr. Hart then closed the election of officers.

APPROVAL OF MINUTES: December 18, 2018

MOTION: Nick Reitman made a motion to approve the minutes of December 18, 2018; seconded by Sonny Markus. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

VISITORS AND GUESTS: None

NEW BUSINESS:

Hanson Transportation Site Plan:

Sean McIntosh with Cardinal Engineering was spokesperson for Hanson Transportation. They had submitted a Site Plan for approval of a new 3150 ft. office and 2025 ft. machine shop located on old US 27, next to K&M Feed, and near Summerlake Subdivision that is zoned Highway Commercial. Owners Dave Hanson and his wife, along with Cardinal Engineer Joe Kramer were also present.

City Engineer Robert Seitzinger stated the parking regulations per the zoning requirements are for 13 parking spaces with at least 1 being handicapped. The Hanson plan actually has 21 spaces with 2 handicapped spaces. As for storm water, they do disturb more than one acre and are required to provide a plan for storm water retention, and have submitted and received verbal approval from SD1 for the land disturbance permit. With that approval, there is nothing prohibiting approval of the Site Plan.

There were some design considerations discussed with the K&M Feed site which is adjacent to proposed plan. K&M's approval was done in 2008 with a condition of shared access to serve both sites. There were design considerations that reduced the entrance from a 45 ft. to 35 ft. entrance. Due to limited traffic to the site, Mr. Seitzinger felt this was adequate. Another preferred option discussed was to take it to the back of the property; however, the existing pavement on K&M Feed site is not fully paved to the rear and there was only a 30 ft. access easement signed off on during the

development of the K&M Feed site. They are tying in as best they can with the 30 ft. foot allowance and have shown their trucks can make the turning movements to access the site. He explained with minimal traffic concerns there were no outstanding issues to prevent approval tonight.

MOTION: Nick Reitman made a motion to accept the Hanson Transportation Site Plan as submitted, second by Randy Nehus. All in favor, motion passed 6-0-1 with Mr. Hart abstaining.

UNFINISHED BUSINESS

Ron Johnson asked for a status update on the car wash situation. Carol Hofstetter reported the old building is finally down. Nothing else has been submitted for further work.

Carol stated the public hearing was tentatively scheduled for February 5th and has the advertising ready for publication once board approves the date. The ad has to be in at least 7 days but not more than 21 days prior. Carol also pointed out the commissioners have been given a copy of the Subdivision Regulations with the new changes proposed in yellow and the strikethrough highlights are the items being removed.

INTERNAL BUSINESS

Randy Nehus presented the Treasurer's Report for January 15, 2019:

Beginning Balance \$13,452.70

Receipts	+425.00	Application for final plat approval Fischer PZ2018-21
	+435.00	Application for re-plat approval Arcadia PZ2018-26
Expenses	428.00 - 429.00	Ziegler & Schnieder Stmt # 216
	-2823.00	CT Consultants Inv # 180283-11

End Balance ~~\$11,061.70~~ \$11,060.70

It was pointed out the Ziegler & Schneider invoice should be \$429 instead of \$428, and this was corrected on the Treasurer's Report.

MOTION: Nick Reitman made a motion to pay invoices with the correction to Ziegler & Schneider, Sonny Markus seconded. All in favor, the motion passed 6-0-1. Mr. Hart abstaining.

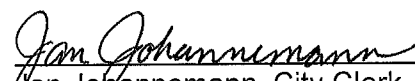
MOTION: Steve Shinkle made a motion to accept the Treasurer's Report with correction noted, seconded by Nick Reitman. All in favor, the motion passed 6-0-1. Chairman Hart abstaining.

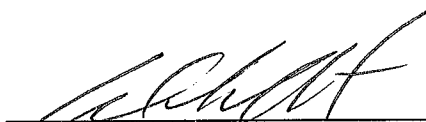
Other: No other comments.

ADJOURNMENT

MOTION: Steven Shinkle made a motion to adjourn, seconded by Nick Reitman. All in favor, the motion passed with a 6-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:35 p.m.

Attested to and submitted by:


Jan Johannemann, City Clerk


Dave Hart, Chair

Dated 2/5/19

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