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
          Nick Reitman  Randy Nehus
Absent:  Tom Wheeler  Steven Shinkle
Also Present: Stephanie Tarter, Admin. Clerk  Carol Hofstetter, Zoning Administrator

APPROVAL OF MINUTES – October 15, 2019

MOTION: Sonny Markus made a motion to approve the minutes of October 15, 2019, seconded by Nick Reitman. All in favor, the motion passed 4-0-1, Dave Hart abstaining.

Mr. Hart made mention to a couple of items in the prior meeting notes, Mr. Duncan is looking into the best way to move vaping stores as a permitted use in the Industrial Zone. He also reported the Business Associate received the survey.

VISITORS AND GUESTS – None

NEW BUSINESS

Mr. Hart reported the Comprehensive Plan Steering Committee went through chapters 6 & 7 at tonight’s meeting. The commission has 8 & 9 in front of them and that will round out the review process, but they will still need to look over and review all of the suggested changes. He went on to say that chapters 8 & 9 is where the commission will spend most of their time. There may be a lot of headache when trying to rework the commercial zone with the addition of 3-4 new zones.

Chapter 8: The chapter contains good information but there are too many examples. It was pointed out that in today’s world, most of the information contained in the Comprehensive Plan can be found online and people are not going to look for it on the printed page. It was pointed out again that a significant amount of the information in the Comprehensive Plan is also in the Subdivision Regulations and the Zoning Ordinances.

The commission talked about having an introduction that explains what the city is leaning toward, strategy to get there and then a summation. The question was asked of how the commission wanted to approach the chapter; it was decided to take it page by page. There was lots of discussion about how information could be consolidated and a lot of information is a repeat from earlier in the Plan. They talked through trimming down the information contained if the first few pages. They talked about how some information could be in a list format with links provided to other sources.

Mr. Nehus stated he really liked the way the County has their information on land use listed out in 5-6 bullet points and would think the city could do the same. He pointed out that it is concise and easy to read. He went on to say they shouldn’t feel bad about removing unnecessary information as it probably shouldn’t have been included to begin with. Mr. Reitman asked how they, as a commission, take what the city has and condense it down to what the County has. He then read through the bullet points from the County’s Comprehensive Plan.

The commission continued to discuss what to cut and what to keep. Mr. Markus wanted to know if Mr. Duncan needed to be part of the conversation to ensure they did not remove something that is needed. It was explained he would look over everything before it goes to the presses.
They moved on the section of assumptions and it was asked if they needed to be included. They also talked through which of those assumptions are still being talked about. If they were to keep the assumptions they would need to come up with new ones. Mr. Nehus said they need to say something important or not say anything at all. The commission spent some time talking through the objectives and general principles for all new development. Mr. Nehus suggested taking out the section that alluded to the city trying to protect agricultural land, as they really aren't trying to do that anymore. If someone comes in and wants to develop it, the city does not try to protect it.

The commission listed out possible bullet points for the city.
- Want to continue growth in an environmentally friendly, safe manner.
- Want to protect existing communities.
- Maintain the small-town feeling.

The commission asked Ms. Hofstetter for her input and she agreed with what they had said. A lot of the information is not needed and the Comprehensive Plan should cover the basics. She went on to say majority of people will not go looking for a lot of this information in the Comprehensive Plan, but will look for it elsewhere.

The suggestion was made to come up with 5-6 points and a few paragraphs about future plans to cover land use, and maybe include a map. People looking at the city's Comprehensive Plan want to see a plan of what the city intends to do. Some of the items on this list may need to be updated but are there things that would need to be added. US 27 should also be included since that is where new businesses and developers will look to put their business. There was some discussion on about the cross-county highway via 536 and how that will impact the city when that is built. It was pointed out that the Plan is reviewed every 5 years and that highway will not be finished in that time frame.

The consensus was to do some major minimizing on Chapter 8. Get rid of all it and narrow it down to a few lines.

**UNFINISHED BUSINESS**

**Suggested changes to 4 & 5:** Mr. Hart reported chapters 4 & 5 have been reduced quite a bit as well, along with chapters 6 & 7.

**INTERNAL BUSINESS**

**City Council Report:** None

**Correspondence:** None

**Other Items:** None

**ADJOURNMENT**

**MOTION:** Nick Reitman made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed with a 4-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:55 p.m.

Attested to and submitted by:

Jan Johannemann, City Clerk

Dated 11/30/19

Dave Hart, Chair

Dated 11/19/2019