

ORIGINAL



**PLANNING & ZONING MEETING
Minutes of February 18, 2020**

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 Michele Nelson
 Nick Reitman Randy Nehus Steven Shinkle

Also Present: Stephanie Tarter, Admin. Clerk Carol Hofstetter, Zoning Administrator
 Keith Hammann, Fire Marshall Susan Vanlandingham, Council

APPROVAL OF MINUTES – February 4, 2020

MOTION: Nick Reitman made a motion to approve the minutes of February 4, 2020, seconded by Steven Shinkle. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.

VISITORS AND GUESTS – None

NEW BUSINESS

Commercial Zones: Ms. Hofstetter gave the commission some information on commercial zones to see how other cities have broken theirs' out. The commission has discussed in the past about possibly splitting up the Highway Commercial zone into 4 different categories, but have not discussed it at length. Mr. Hart explained, while it will go into the Comprehensive Plan there will be more work before any new zones are enacted. There was some discussion on the purpose behind the need for different zones. The commission agreed there is merit in wanting to redistribute permitted uses throughout the city. The goal would be to have higher trafficked commercial sites on the north or south end rather than by the middle school, for example. It was asked if the commission could get a larger updated map so they could pin point certain locations and work out from there when discussing permitted uses. It was suggested to bring in a computer and projector so they can look at it and move it around. Ms. Hofstetter said she will look into getting something for their meeting.

UNFINISHED BUSINESS

Comprehensive Plan Update: Mr. Reitman wanted to know if the city had received any other feedback in regards to the Comprehensive Plan after the previous meeting. It was reported CT Consultants is working up a proposal to take what the Commission has done so far and build upon that. No one else from the public has provided any additional feedback to the Comprehensive Plan.

Zoning Ordinances: Mr. Nehus handed out a write up of things to consider for the proposal of allowing storage unites as a conditional use in the multi-family zone, see attached. He took into consideration everything that was mentioned at the previous meeting and wanted to limit the size so there are not popups throughout the city. The goal is to have storage units that would benefit the residents and the city. Mr. Hammann wanted to know if they could specify how much lighting is required and how much needs to be lite up. At this stage in the game the Commission can specify whatever they want to be a requirement. There was some discussion on fire codes and when sprinkler systems are required. Mr. Nehus stated these requirements limit the builder but still provides a benefit to the city.

INTERNAL BUSINESS

Treasurer Report: Randy Nehus presented the Treasurer's Report for February 18, 2020.

Beginning Balance \$6,546.94

ORIGINAL

Receipts	+610.00	Site Plan for 7900 Alexandria Pike, Rainstorm Carwash
Expenses	- 1,157.00	CT Consultants Inv. #190283-12
	- 1,534.00	Ziegler & Schneider Inv. #230
	- 36.75	Priority Dispatch Inv. #1121141
Ending Balance	\$4,429.19	

MOTION: Steven Shinkle made a motion to pay invoices as presented, seconded by Nick Reitman. All in favor, the motion passed 5-0-1, Mr. Hart abstaining.


Correspondence: Mr. Hart directed the commissions attention to the email Ms. Hofstetter provided from residents who attended the public hearing expressing their appreciation.

Mr. Markus wanted confirmation the Rainstorm Car Wash listed on the Treasurer's report was in fact the one that withdrew their application and Mr. Hart confirmed it was. There were also some questions on the car wash that has yet to break ground at the bottom of Viewpoint. The commission also commented on the Blue Roo car wash being open for business and looking nice.

ADJOURNMENT

MOTION: Nick Reitman made a motion to adjourn, seconded by Steven Shinkle. All in favor, the motion passed 5-0-1, Mr. Hart abstaining. Meeting adjourned at 7:24 p.m.

Attested to and submitted by:



Jan Johannemann, City Clerk

Dated 3/4/2020



Dave Hart, Chair

Dated 3/3/2020