

# ORIGINAL



## PLANNING & ZONING MEETING Minutes of August 4, 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  
                     Derek Moore

Also Present: Stephanie Tarter, Admin. Clerk                                Carol Hofstetter, Zoning Administrator  
                     Keith Hammann, Fire Marshall                                Mayor Andy Schabell

### APPROVAL OF MINUTES – July 21, 2020

**MOTION:** Sonny Markus made a motion to approve the minutes of July 21, 2020, seconded by Nick Reitman. All in favor, the motion passed 6-0-1, Mr. Hart abstaining.

### VISITORS AND GUESTS – None

### NEW BUSINESS – None

### UNFINISHED BUSINESS

**Storage Units in Multi-Family Zone:** Mr. Hart gave a quick recap of the two lists referenced at the previous meeting and asked how the commission would like to proceed. It was asked if this permitted use will be a case by case situation and it was mentioned with all of these requirements each new case would have to be reviewed and considered. It was also mentioned they don't want to get into the same situation as the car washes where the city ends up with too many. There was discussion on how strict requirements are needed to ensure the city doesn't have them popping up everywhere and how applicants can always come before the commission and request a variance. The location will also help deter them from popping up as they will not be a permitted use in Neighborhood Shopping Center or Commercial zones. Mr. Moore asked what the next steps would be and it was explained the commission has to decide if they want more detail and if so, which specific requirements do they want to keep. Then the list will be sent to Mr. Duncan for review. There was a question of the storage facility located at the Bridge Church and how that one would be classified. It was explained that particular one is a little different as it is an extension of their ministry and not a free-standing use.

The Commission members talked through the items on both lists to come up with one list to send to Mr. Duncan.

- Min and Max size
- Secure entry
- Police/Fire have access (Emergency Knox box)
- No outside storage (i.e. boats, recreational vehicles, campers, etc.)
- An accessory building to multifamily of 30 or more units
- 35% temperature-controlled units
- Photometrics will need to be completed to comply with zoning regulations
- No hazardous material allowed
- Must enhance surrounding structures, give a more human scale and break up appearance of a single large building (i.e. no flat roofs, include windows and awnings)
- The location, size, and height of buildings walls, fences not to hinder or discourage the permitted development or use of neighboring properties

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- Front façade of the building must enhance or be compatible with the other structure's architecture on premises.

The commission talked about ways of combining the above three bullets into one point and they will send to Mr. Duncan for his input.

- Able to sell merchandise associated with storage facilities
- Hours of operation will not create unusual hazards or adverse impacts
- Standalone buildings only

There was some discussion about the other zones in the city and if they can legally keep storage units out of those areas. They will confirm with Mr. Duncan. There was a question of what category ammunition and gunpowder would fall under, Mr. Hammann shared they are considered a hazardous material.

**Comprehensive Plan:** Ms. Hofstetter informed the Commission; Ms. Moeller from Compass Point will be sending them information to review before the September 1 meeting. That meeting will be a work session so the members should be prepared for a longer meeting.

## INTERNAL BUSINESS

**City Council Report:** Mayor Schabell shared there are a couple of council members who have expressed concerns about the storage units as a permitted use in multi-family zone. He wanted to let them know some of the push back they may receive in trying to get this approved. He shared some of his concerns as well on whether this will open a box they cannot close. Someone, who owns some land, is already inquiring to put them on his land. His concern is if they allow it in this zone, regardless of the stipulations, they won't be able to keep it out of other zones.


He shared how they have been streaming the council meetings live onto Facebook during the shutdown and that it may be coming to the Planning & Zoning meetings. They are testing it out with Council and working out the issues, but it may be here to stay. He even shared there are options for the commissioners if they don't feel comfortable attending the meeting in person but still want to participate; they can utilize technology to stream them into the meetings.

**Correspondence:** Ms. Hofstetter is looking for continuing education options for the commission. It has been difficult to locate online training course. She handed out an article that will give some credit for training. She explained the two newest members are in need of hours. It was asked if the city can locate material and create their own training, but Mr. Hart says there are still some options they can explore. Training is so important especially if someone were to challenge the commission, but there may be some flexibility during this pandemic. Ms. Hofstetter and the Mayor will reach out to KLC to get some virtual options or video options. Ms. Hofstetter will let all of the members know where they stand with their training hours.

## ADJOURNMENT

**MOTION:** Nick Reitman made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed 6-0-1, Mr. Hart abstaining. Meeting adjourned at 7:28 p.m.

Attested to and submitted by:

  
Jan Johannemann, City Clerk

  
Dave Hart, Chair

Dated 8/19/2020

Dated 8/18/2020