

Minutes of Planning Committee Meeting

Monday February 3 2014, 6:30 p.m.

Meeting called to order by Chairman Clyde Heller at 6:30 p.m. with the following in attendance: Alderman Vicki Koerber, Alderman Steve Notheisen, Alderman Charles Metzger, Alderman Gerry Frederick, Alderman Rita Trantham, City Attorney Daniel Hayes, Mayor Tom Smith, Zoning Officer James Nagel.

Agenda item 1, Petitions by citizens on non-agenda items: none.

Agenda Item 2, Approval of 01-23-14 Joint Planning and Ordinance Committee Meeting Minutes. Motion made by Steve Notheisen and second by Vicki Koerber to approve minutes as submitted. Unanimous approval.

Agenda Item 3, Re-zoning of Property Located South of Church Street from B-3 to R-3.

Mr. Nagel presented a map outlining subject agenda item. The actual area affected by this request is bordered by the following street: Flower Street, Library Street south to Third; west to one block west of Moore Street, north to Poplar and east on Mill to corner at Kruse Auto Body Shop. Kruse Auto Body Shop is currently in I-1 zoned area, correct for this type of business. This area includes five businesses and one trailer park/apartment. The 59 lots contain single family homes and not business activities. The intent of this change would address the majority and provide exception for the five existing businesses. Under current ordinance, the trailer park would not be replaced as existing trailers become unusable. After discussion and examination of map, motion made by Vicki Koerber and second by Gerry Frederick to approve this modification to zoning and have Mr. Nagel and City Attorney Dan Hayes prepare the modifications for council approval. Unanimously approved.

Agenda Item 4, Comments: Mayor Smith presented a potential change as a contractor approached the Mayor for utilization of "existing connects" in upgrading and renovating structures in the downtown business district. After discussion, it was determined this would be an economical way to obtain improvements within the downtown area. This could apply to the second/third levels above Bountiful Blossoms retail area and may also apply to future vacated space in the downtown area.

Mr. Nagel was questioned if new information came back from Justin Osterhage on his request for single family residence in a R-6 zoned area. Mr. Hayes addressed that a variance option is not feasible here. Nothing further.

Motion to adjourn made by Gerry Frederick, second by Charles Metzger. Meeting adjourned at 7:15 pm.