

Minutes of Planning Committee Meeting

Monday March 3 2014,

(Immediately after 7:30 City Council Meeting adjournment)

Meeting called to order by Chairman Clyde Heller at 7:55 p.m. with the following in attendance: Alderman Vicki Koerber, Alderman Steve Notheisen, Alderman Charles Metzger, Alderman Gerry Frederick, City Attorney Daniel Hayes, Zoning Officer James Nagel.

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

Agenda Item 2: Approval of 02-03-14 Planning Committee Meeting Minutes. A motion to approve made by Gerry Frederick, seconded by Charles Metzger. Minutes approved as submitted with vote 5-0.

Agenda Item 3: Condominiums into R-5 District. Mr. Nagel provided an update to the committee of work done to incorporate Condominium Dwelling(s) into R-5 as permitted use. He submitted draft Ordinance 1658 for review and comment. After discussion, motion made by Vicki Koerber, seconded by Gerry Frederick to recommend this draft ordinance to City Council for action.

Agenda Item 4: Update on Single-Family Residential into R-6 District. Mr. Nagel informed committee of actions that may be taken by Mr. Justin Osterhage to have a single family residence in an R-6 zoned area. See Minutes of 1-23-2014, Item 4 for history of this request.

Agenda Item 5: Division of Property Overview. Request has come before the Zoning Office to divide a property located at Osterhage and Hamacher Streets, a tri-plex condominium, into three separate properties for the purpose of obtaining financing and sale. Two of the three units are complete and occupied, the third is unfinished. The structure is approximately five years old. Research by Mr. Nagel provided this committee reflects the building complies with existing code, can be divided as it is in R-5 Multiple Family Residence, and appears under Row Dwellings. Survey work has been accomplished, Mr. Nagel verified existing firewalls needed to develop the property lines between units. After much discussion, committee agrees Mr. Nagel has the authority to authorize requested division.

Agenda Item 6: Tent Sales. Mr. Nagel provided committee with an email request to conduct a Tent Sale for Royal Gate Dodge, a Columbia Illinois car dealership, on property at Waterloo Commons. This request is from G&A Marketing, Milford, Ohio. No public facilities are available on property, temporary power, toilets, mobile office and 20x40 foot tent was requested. A motion to not approve this request made by Steve Notheisen, seconded Gerry Frederick. Vote 5-0 to not approve request.

Agenda Item 7: Comments. Nothing further.

Motion made by Steve Notheisen, seconded by Charles Metzger to adjourn at 9:00 p.m. Unanimously approved.