

**PLAN COMMISSION  
MINUTES**

Wednesday, December 13, 2017

**Present:** Butch Trevor (Chairman), Bill Fitzsimmons (Vice Chairman), Cindy Wermuth, Jeff Nelson, Dennis Kelly, Mike Crotty, John Wetzel

**Absent:** Matt Puck, Peter McDermott

**Staff:** Shawn Christ

**Others:** Mike Wendt, Jeff Anderson, Doug Maxeiner

**1. Call to Order**

Chairman Trevor called the meeting to order at 4:00 pm.

**2. Reading and approval of Minutes – October 25, 2017**

**Motion made by Commissioner Wermuth; seconded by Commissioner Wetzel, to approve the minutes for October 25, 2017. Motion carried unanimously.**

Shawn Christ, Land Development Manager, began by informing the Commissioners the applicant of PC 17-10; 17-11; and 17-12 requested a continuance to be better able to obtain all information it may need to present to the Commission.

- 3. PC 17-10 – Public hearing and request from Jim Thompson (owner) and Shawn Larson (applicant) for approval of a Preliminary Planned Unit Development Site in a B-2 zoning district at 1300-1326 6<sup>th</sup> Avenue. (*Shawn Christ, Land Development Manager*); PC 17-11 – Public hearing and request from Jim Thompson (owner) and Shawn Larson (applicant) for approval of a Special Use Permit to construct town homes in a B-2 zoning district at 1300-1326 6<sup>th</sup> Avenue. (*Shawn Christ, Land Development Manager*); and PC 17-12 – Public hearing and request from Jim Thompson (owner) and Shawn Larson (applicant) for approval of a Final Planned Unit Development Site in a B-2 zoning district at 1300-1326 6<sup>th</sup> Avenue (*Shawn Christ, Land Development Manager*)**

**Motion made by Commissioner Wetzel; seconded by Commissioner Crotty, to continue the Public Hearings for PC 17-10, PC 17-11 and PC 17-12. Motion carried unanimously.**

**4. Zoning code review**

Mr. Christ gave an overview regarding ways to make the Zoning Code more flexible, targeting areas zoned O-1 for review as well as principal commercial uses in O-1 and Special Use Permits currently allowed in O-1. Brief discussion took place amongst the Commissioner with regard to current zoning within the City as well as anticipated future business models which may develop in the future. Commission Nelson noted that in an “Amazon world” the Commission may want to explore the

limitations the City's zoning code may place on those particular type of businesses, noting the term restaurant may not be a one size fits all.

Alderman Mike Wendt, noted the foreign based businesses may be more confident to build if the neighboring business were required to meet certain expectations as well. Alderman Dick Potter, stated in his opinion, the current code is working and is not in favor of changing O-1, noting if a particular lot requires a rezoning, the request can be made on a case-by-case basis.

Mr. Christ suggested continuing discussions regarding the zoning code, giving consideration to creating a zoning committee, directing staff to initiate changes to the zoning code and following with a recommendation to City Council.

#### **5. Long-range (Comprehensive) planning**

Jeff Anderson in response to the Commission's request to review the current Comprehensive Plan gave a presentation to the Commission and stated the Plan is in place to guide the community while providing the City with implementation tools to reach the end goal. Mr. Anderson noted the City is getting ready to start the Avenue of the Cities Plan as well as the I-74 Redevelopment Plan. Further noting there are opportunities to update the Plan, but noted staff has not yet identified all of those opportunities but is able to go through the Plan to make a list of contemporary themes that should be addressed. Discussion took place among the Commissioners.

It was noted several persons have identified the demographics information in the Plan as needed to be updated. Mr. Anderson stated front end data may best be suited by a subscription to a service that can provide up to date data, such as demographics information as needed. Mr. Anderson stated per direction from the Commission, he would prepare an outline of due dates and future expectations that may be able to be combined with zoning so that those two items can be worked on together in the future.

#### **6. Election of officers for 2018**

**Motion made by Commissioner Nelson; seconded by Commissioner Wetzel, to maintain Butch Trevor as Chairman and Bill Fitzsimmons as Vice Chairman. Motion carried unanimously.**

#### **7. Other business**

No other business.

#### **8. Review of upcoming meetings**

Mr. Christ stated there is no business planned for the January 10; however a meeting can take place to discuss direction regarding zoning and also stated January 17 can be set to schedule a special meeting for a work session with Renew. Mr. Christ further stated the items continued at today's meeting will be brought before the Commission on January 24.

#### **9. Public Comment**

No public comment.

**10. Adjournment**

There being no further business, the meeting adjourned at 5:47 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary