

**PLAN COMMISSION  
MINUTES**

Wednesday, January 10, 2018

**Present:** Butch Trevor (Chairman), Bill Fitzsimmons (Vice Chairman), Cindy Wermuth, Jeff Nelson, John Wetzel, Craig Mack

**Absent:** Matt Puck, Peter McDermott, Dennis Kelly, Mike Crotty, Alan Hon

**Staff:** Shawn Christ

**Others:** Amy Saunders

**1. Administration of oath for new member**

Amy Saunders, Deputy City Clerk, swore in Craig Mack as a new member of the Plan Commission.

**2. Call to Order**

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

**3. Reading and approval of Minutes – December 13, 2017**

**Motion made by Commissioner Nelson; seconded by Commissioner Wetzel, to approve the minutes for December 13, 2017. Motion carried unanimously.**

**4. Public hearings – none.**

**5. Other Business**

**Continue zoning code review (Shawn Christ, Land Development Manager)**

Shawn Christ gave a recap of the presentation he gave to the Commissioners on December 13, 2017 regarding the zoning code. Mr. Christ stated that discussions back in November about retail in the O-1 Zoning District prompted Council to direct staff to explore more options to make the zoning code more flexible.

Mr. Christ stated it is important to note what impacts may occur if retail is allowed in O-1. Discussion took place regarding traffic impacts, small businesses, sales and services as defined by the zoning code and the goals of the Comprehensive Plan. Mr. Christ stated another option would be to allow accessory land uses in O-1. The Commissioners then directed staff to explore creating a new category for limited sales and services for O-1 and providing more information about accessory land use options.

Mr. Christ briefly discussed expanding B-1. Commissioner Nelson stated it is important to review the current plans and studies so that they are taken into consideration and implemented. Commissioner Wetzel noted he was in favor of a form-based zoning code. Mr. Christ stated in order to move to a form-based zoning code, a consultant would need to be hired. Discussions took place regarding new trends to

take into consideration, walkability and bikeability, shifting the Comprehensive Plan to a digital format, and current retail land available within the City.

**6. Review of upcoming meetings**

Mr. Christ stated there is a special meeting planned for January 17 at 3:00pm for a presentation from the Lakota Group regarding the I-74 project. There is also an upcoming meeting on January 24.

**7. Public Comment**

No public comment.

**8. Adjournment**

There being no further business, the meeting adjourned at 5:10 p.m.

Respectfully submitted,

Anamaria Vera, Administrative Secretary