

PLAN COMMISSION

MINUTES

Wednesday, June 12, 2019

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

Absent: Peter McDermott, Dennis Kelly, Craig Mack

Staff: Ryan Berger, Jeff Anderson

Others: Alex Elias, Alderman Wendt

1. Call to Order

Chairman Fitzsimmons called the meeting to order at 4:00 PM.

2. Reading and approval of Minutes

Motion made by Commissioner Wetzel to approve the May 22 minutes. Motion seconded by Commissioner Wermuth. Motion carried unanimously.

3. New Business

Fairfield Inn Discussion (Ryan Berger, Land Development Manager)

Berger explained to the commission that the developer has proposed changes to the site plan previously approved under Special User Permit PC-03. The hotel will now have an additional 46 rooms adding 23,241 square feet to the originally approved plan of 67,000 for a new total size of 90,241. Berger added that a public hearing will be held July 10th and that only hard costs associated with the new public notice requirements will be charged as opposed to a completely new application fee.

4. Old Business

Code Change Discussion – Building Height Measurements (Ryan Berger, Land Development Manager)

Berger presented to the Commission discussing how building height is currently measured in the code and offered a simpler solution based on the average of each wall height. The Commission recommended to bring the code changes forward to the Plan Commission Meeting as a public hearing set at a future date.

Code Change Discussion – Fences (Ryan Berger, Land Development Manager)

Berger presented some discussion items related to fences. Currently the City does not require a permit for a fence which has led to disconnect between the people building fences and the City regulations. Building is based off of what people see in their neighborhood and many of those fences are not in compliance or are grandfathered in. Berger suggested to the Commission that permits for fences start and the Commission agreed. Other issues discussed include previous Planning Department brochures that told residents to build their fence 1' from the property line creating a 2' "no man's land". This practice is also not actually in the code. Moving forward fences will be built on property lines as identified in the code.

The Planning Commission also suggested permitting a 6' tall fence in the side street side yard of corner lots. The fence could taper down to 3.5' once it reaches the front yard. Additional information regarding a code future code change will be discussed at a future date.

5. Public comment

None.

6. Adjourn

There being no further business, the meeting adjourned at 5:20 PM.

Respectfully submitted,
Ryan Berger
Land Development Manager