

**PLAN COMMISSION  
MINUTES**

Wednesday, December 9, 2020

**Present:** Jeff Nelson, John Wetzel, Craig Mack, Cindy Wermuth, Butch Trevor, Zach Campbell, Cal Lee, Victoria Graves (arrived at 4:31 p.m.)

**Absent:** Bill Fitzsimmons, Peter McDermott, Ashley Pankey

**Staff:** Chris Mathias

**1. Call to Order**

Vice Chairman Jeff Nelson called the meeting to order at 4:01 p.m. Commission meeting attendance was taken.

**2. Approval of Minutes from November 18, 2020**

**Motion made by Commissioner Trevor; seconded by Commissioner Wetzel, to approve the minutes from November 18, 2020. Motion carried unanimously.**

**3. New Business**

**a. Election of Officers**

Nominations were made for Commissioner Mack as Chairman and Commissioner Graves as Vice Chairman.

**Motion made by Commissioner Trevor; seconded by Commissioner Wetzel, to approve Commissioner Mack as Chairman and Commissioner Graves as Vice Chairman for the following year. Motion carried unanimously.**

**4. Old Business**

**a. Accessory Dwelling Units Ordinance Discussion**

Mr. Mathias explained that the Plan Commission was not ready to have a Public Hearing this month on the Accessory Dwelling Units (ADUs) Ordinance and with new members on the Commission, he would like to get a feeling of whether the Commission is prepared for a Public Hearing in January. Consensus of the Commission was that they would like for Mr. Mathias to gather more information and hold off on the public hearing for now. Mr. Mathias stated he will amend the two-page ADU Ordinance Outline with the updates from the last meeting and send it out to the Plan Commission. He will also discuss ADUs with the Building Official

and get more information on fire walls, fire escape, occupancy requirements when the ADU unit is attached to another dwelling, insurance requirements, risk of litigation and what will happen in instances where a property with an ADU changes ownership.

**5. Public Comment**

The Plan Commission welcomed the new members and new members gave introductions.

**6. Adjourn**

Mr. Mathias explained the Encompass Health development will be coming before the Plan Commission for a special use permit and preliminary platting.

**Motion made by Commissioner Mack; seconded by Commissioner Wetzel, to adjourn at 4:33 p.m. Motion carried unanimously.**

Respectfully submitted,

Fawn Schultz, Community & Economic Development Administrative Assistant