

MINUTES OF THE PLANNING COMMISSION  
MEETING HELD ON February 12, 2024

The meeting was called to order by Rau at 7:00PM.

Roll call was taken: **Present:** Rau, Lutz, Voelker, Gaitsch, Pittman, Youngs

Rau asked if there were any additions or corrections to the minutes from December 11, 2023 Planning Commission meeting. One change in minutes for P-23-12-01: Representatives for Taco Bell site plan were not present at the December meeting. Change was made to December minutes. A motion was made by Gaitsch and seconded by Lutz to approve the minutes of the December 11, 2023, meeting with the noted change.

**Motion carried.**

Rau asked if there were any citizens to address the Planning Commission. There were none.

Rau asked if there were any corrections or deletions to the agenda. Removal of "Sign Permit" from Z-24-02-01.

**PETITIONS:**

**P-24-02-01 Review and Comment on a Petition for a Special Use Permit for an extension of a nonconforming use in the R-3 Zoned District located at 404 West Third Street (Parcel No. 07-25-183-008-000) as request by owner, Tony Groves.**

Owner, Tony Groves, was present to represent his petition.

This property is intended to be used to store supplies for the business's other properties. The use is consistent with previous use. It is office space and supply storage.

The property would still be governed by R-3 uses even if the Special Use Permit is granted.

This property is in the central overlay district for zoning so off-street parking is not required.

**Recommendation: A motion was made by Lutz and seconded by Pittman for a favorable recommendation for the Special Use Permit of nonconforming use for the property at 404 West Third Street.**

**Members voted as follows:**

**YES –Rau, Lutz, Voelker, Pittman, Youngs**

**Abstain - Gaitsch**

**OLD BUSINESS: The Planning Commission has decided to put reviewing the Comprehensive Plan on hold for the time being.**

**COMMENTS:** None.

**Motion to adjourn the meeting at 7:31 PM was made by Voelker and seconded by Youngs. Motion carried.**  
Minutes respectfully submitted by Lauren Voelker.