

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON September 11, 2023

The meeting was called to order by Rau at 7:09PM.

Roll call was taken: **Present:** Rau, Hicks, Voelker, Gaitsch

Rau asked if there were any additions or corrections to the minutes from August 14, 2023 Planning Commission meeting. There were none. A motion was made by Hicks and seconded by Gaitsch to approve the minutes of the August 14, 2023, meeting minutes. **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. There were none.

PETITIONS:

P-23-09-01 Review and Comment on a Preliminary Plat for Gateway Business Park Phase 2 and 3 Parcel No. 07-25-333-001-000 and Parcel No. 07-25-333-002-000.

Engineering firms were present to represent petition. They presented the Planning Committee as sketch plat a couple months ago and this petition will go back to Planning Committee next week.

No full traffic study was required by IDOT however the city is working with IDOT to align as best as possible access points along East and West sides of Route 3.

There could be a potential purchaser of one of the lots. The detention area on the plat is designed to accommodate both Phases 2 and 3.

The zoning is B-3 and not changing.

Fast Stop Lane will remain a stub and will not have access to Lots in Phase 2 and 3.

The Planning Committee will also discuss the new public ROW going all the way through from Route 3 to Lakeview Dr.

Recommendation: A motion was made by Gaitsch and seconded by Hicks for a favorable recommendation on the Gateway Business Park Phase 2 and 3 Preliminary Plat.

Members voted as follows:

YES –Rau, Hicks, Voelker, Gaitsch

OLD BUSINESS: Review and Comment on updates to the 2018 Comprehensive Plan (Ward 3).

The Commission decided to defer discussion on Ward 3 until more members are present.

COMMENTS: None.

Motion to adjourn the meeting at 7:43 PM was made by Hicks and seconded by Voelker. Motion carried.
Minutes respectfully submitted by Lauren Voelker.