

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON February 14, 2022

The meeting was called to order by Chairman Nathan Rau at 7:30PM.

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

Chairman Rau asked if there were any additions or corrections to the minutes from January 10, 2022 Planning Commission meeting. Voelker noted to strike the name of the creek from the minutes. The Commission also noted the difference between the acreage of the annexation petition and sketch plat for Remlok Phase 4. The sketch plat acreage is slightly larger than the annexation petition, 19.77 and 19.71 acres, respectively due to a small portion of the land already situated within the city limits. A motion was made by Pittman and seconded by Hicks to approve the minutes of the January 10, 2022 meeting minutes. **Motion carried.**

The Chairman asked if there were any citizens to address the Planning Commission. There were none.
The Chairman asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS: The Chairman asked if there was any old business. There was none.

PETITIONS:

P-22-02-01 Review and Comment on Annexation Petition by Dennis & Virginia Brand for 19.71 Acres located at the east end of Benjamin Lane part of Parcel # 08-18-400-004-000.

Voelker commented that annexation cause is very straightforward.

Rau noted that the annexation petition is for 19.71 Acres, whereas the Preliminary Plat for Remlok Phase 4 is 19.77 Acres. This is because there is a small portion of land that is already within the City Limits.

Recommendation: A motion was made by Gaitsch and seconded by Lutz for a favorable recommendation on the Annexation Petition.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

P-22-02-02 Review and Comment on a Preliminary Plat for Remlok Phase 4 located at the east end of Benjamin Lane part of Parcel # 08-18-400-004-000.

Hicks asked if there were any changes from the Sketch Plat seen at the January meeting. Zoning Administrator Krebel noted that they have adjusted the utility easements.
Krebel also noted that Lot 39 Phase 2 will be an extension of Lot 39. Lot 89 will contain a berm that should retain all of the water should the 100-year high water line be met.

Recommendation: A motion was made by Lutz and seconded by Voelker for a favorable recommendation on the Preliminary Plat with a note to ensure that detention area is appropriate height with 100-year high water level. Also noted is to have a comprehensive water study to make sure drainage is appropriate.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

P-22-02-03 Review and Comment on a Petition for a Special Use Permit to allow a Multi-Family Residence to be located above a new commercial building in a B-3 Zoning District, as permitted by 40-2-3(B), more specifically know as 203 West Mill Street (Parcel No. 07-25-203-034-000) as requested by the owners, George Obernagel & James Fitzgibbons.

This petition is for residential units above a commercial space.

Lutz commented that the property fits with the multi-use downtown plan outlined in the comprehensive plan.

Gaitsch asked if there were any parking considerations.

JP Fitzgibbons who was there to represent the owners answered that there will be no off-street parking at the property.

Krebel said that because this is in the Central Overlay District, the parking requirement is exempt in this area.

JP Fitzgibbons also said that the front façade will be brick with engineered wood siding on the side. There will be two rental units on the top floor. The interior is 1500 feet and they need 750 feet for each apartment.

Krebel noted that the owners are seeking an area and bulk variances on the property from the Zoning Board.

Recommendation: A motion was made by Hicks and seconded by Gaitsch for a favorable recommendation on the Special Use Permit.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

NEW BUSINESS: There was none.

COMMENTS: The Planning Commission continues to stress the importance of a comprehensive drainage study to confirm no negative effects from new developments.

Motion to adjourn the meeting at 8:35PM was made by Lutz and seconded by Hicks. Motion carried.

Minutes respectfully submitted by Lauren Voelker.