

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON August 8, 2022

The meeting was called to order by Kevin Hicks at 7:30PM.

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

Absent: Rau

Hicks asked if there were any additions or corrections to the minutes from June 13, 2022 Planning Commission meeting. Typo noted on Page 2 under Z-22-06-01, "Hicks said it is good as long as we ~~that~~ have the option to make an exception." A motion was made by Gaitsch and seconded by Lutz to approve the minutes of the June 13, 2022 meeting minutes. **Motion carried.**

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

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

PETITIONS:

P-22-08-01 Review and Comment on a Preliminary Plat for Remlok Phase 5, the re-subdivision of Lot 92, Remlok, Phase 4.

Brands present to represent their petition. This preliminary plat follows the sketch plat that was presented at the June 13, 2022 Planning Commission meeting. They are moving forward with the creek crossing based on hydrologic study findings.

The crossing will be a box culvert that follows city ordinance and does not affect the 100-year high water line. The lot lines were adjusted so that the 100-year water line would not be impacted.

Krebel commented that the creek crossing is still under review by the city engineering firm. The bridge may be modified but is a good concept. It will have 2 driving lanes with barrier curbs.

Recommendation: The Planning Commission did not make a motion to recommend the new Preliminary Plat because it is in alignment with what was proposed and intended.

Z-22-08-02 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 known as 231 West Mill Street (Parcel No. 07-25-203-024-000) as requested by the owner, Phillip Kelley.

The Kelleys were present to represent their petition. This petition is for residential space above commercial and in this zone they are not required to have parking. There would be three apartments at most on the 2nd level. Good use of the space.

Recommendation: A motion was made by Lutz and seconded by Gaitsch to recommend approval of the Special Use Permit for a Multi-Family Residence to be located above a commercial building in B-3 Zoning.

Members voted as follows:

YES – Hicks, Lutz, Voelker, Gaitsch, Pittman

Z-22-08-02 Review and Comment on a Petition for a Special Use Permit to allow a “Residence Use” in a B-3 Zoning District, as permitted by 40-2-3(b), more specifically known as 231 West Mill Street (behind the proposed commercial business) (Parcel No. 07-25-203-024-000) as requested by the owner, Phillip Kelley.

The Kelleys were present to represent their petition. They would also like to build 3 or 4 townhomes on the property with the intent to rent them.

Gaitsch asked if we had heard anything from the neighbors. Krebel responded there was one inquiry, but it was not positive or negative in nature.

The Commission discussed the transition from commercial to multi-family to residential properties in the city’s code. This development would follow the comprehensive plan’s flow and transition of commercial to multi-family to residential properties and it is adjacent to both commercial and single-family.

When it comes to the option of 3 or 4 townhomes and which option might be better, the Commission did not have a preference, but either should be aware of the existing gas line and meter set.

Recommendation: A motion was made by Voelker and seconded by Pittman to recommend approval of the Special Use Permit for residential use in a B-3 Zoning District.

Members voted as follows:

YES – Hicks, Lutz, Voelker, Gaitsch, Pittman

NEW BUSINESS: There was none.

COMMENTS: Mayor Smith will appoint Grant Youngs as a Planning Commission member.

Motion to adjourn the meeting at 7:55PM was made by Lutz and seconded by Pittman. Motion carried.
Minutes respectfully submitted by Lauren Voelker.