

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON October 10, 2022

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

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

Rau asked if there were any additions or corrections to the minutes from September 12, 2022 Planning Commission meeting. There were none. A motion was made by Gaitsch and seconded by Youngs to approve the minutes of the September 12, 2022 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.

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

PETITIONS:

P-22-10-01 Review and comment on a request for access off Route 3 to the property located at 502 Walnut Street, Parcel No. 07-25-336-001-000 as requested by owner William Ebeler.

Ebeler was present to represent petition.

Voelker inquired how many and what kind of trucks are visiting the property. Ebeler responded that it is currently difficult for large semi-trucks to access business located at 502 Walnut St. through residential streets. The neighbors don't seem to have an issue with trucks accessing the business. Could make sense to rezone property to commercial instead of residential with SUP. Old railroad right-of-way adjacent to this property is zoned I-1.

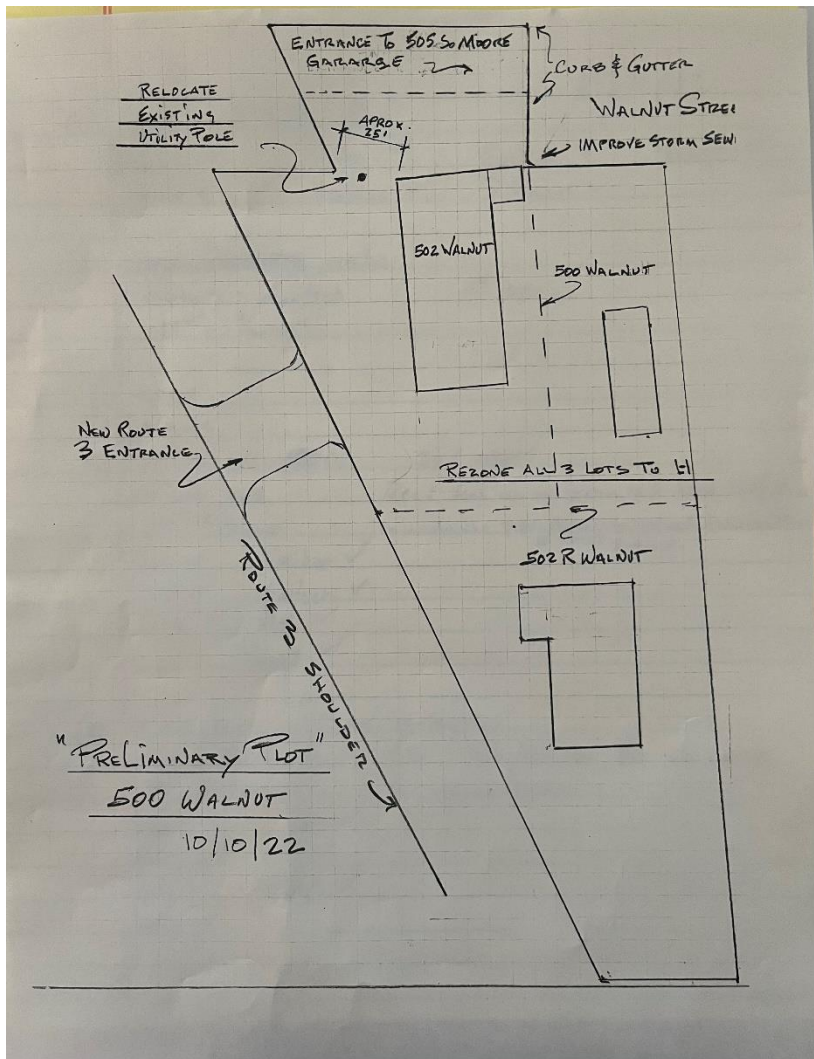
Pittman asked who pays for the road. Ebeler would pay for the road and would fix current drainage issues. The petitioners don't necessarily want Walnut to come all the way to Route 3 as this could create a cut through the residential neighborhood instead of utilizing the stoplight at Route 3 and Park St.

The Planning Commission plans to review the proposal tonight and provide feedback to the Planning Committee.

Lutz inquired if there were any major utilities to be mindful of in the area. There is one gas line into the business, and they would plan to relocate the existing utility pole.

Krebel mentioned a buffer between property and Route 3 according to zoning section 40-2-16 for industrial conditional use for a 20' wide screen.

The commission decided to recommend to the Planning Committee that all three lots be rezoned to I-1, that Route 3 access be granted directly to the business property which would lessen or eliminate commercial truck traffic to the business through the residential neighborhood, and to vacate Walnut Street, if necessary, West of Moore and Walnut intersection.



Recommendation: A motion was made by Lutz and seconded by Pittman for a favorable recommendation for preliminary plat dated 10/10/2022 to include the permanent closure of Walnut Street, in necessary, to prevent thru traffic.

Members voted as follows:

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

Z-22-10-01 Review and comment on a petition for a text amendment to modify Section 40-4-10, 40-2-3(B) regarding residential greenhouses.

In current zoning, greenhouses are lumped into all zones and not broken out. A resident wanted to build a greenhouse and couldn't because of generalizations in the current code of ordinances.

The proposed amendment reads, "Greenhouses and accessory buildings shall not be larger than an aggregate total of 900 square feet, and not to exceed two accessory building/greenhouses per lot. Greenhouse shall be purchased from a manufacturer or built from quality materials."

Additionally, a Special Use Permit is required.

Recommendation: A motion was made by Hicks and seconded by Gaitsch for a positive recommendation for a zoning text amendment for residential greenhouses as proposed.

Members voted as follows:

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

COMMENTS: There were none.

Motion to adjourn the meeting at 8:50PM was made by Lutz and seconded by Youngs. Motion carried.
Minutes respectfully submitted by Lauren Voelker.