

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON December 12, 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 November 14, 2022 Planning Commission meeting. There were none. A motion was made by Lutz and seconded by Youngs to approve the minutes of the November 14, 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-22-12-01 Review and Comment on a Petition to consider a Zoning Text Amendment to add “convenience store” as a permitted use in the B-2 zoning district as per 40-2-3(B) as requested by petitioner, Nick Patel.

Patel was present to represent petition.

Zoning code had convenience store defined, but we currently do not have any within the city so they have not been assigned to a zoning district.

Krebel, Voelker, and Hicks agree that B-2 is a good zone for a convenience store.

Recommendation: A motion was made by Hicks and seconded by Voelker for a favorable recommendation to add “Convenience store” as a permitted use in the B-2 zoning district as per 40-2-3(B).

Members voted as follows:

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

Z-22-12-02 Review and Comment on a Petition for a Zoning Text Amendment to add “pet washing and grooming” as a permitted use in the B-3 zoning district as per 40-2-3(B) as requested by petitioners Justine Hennrich & Kelsie Felix.

Hennrich and Felix were present to represent petition.

Gaitsch and Voelker like the location and building for this use.

Lutz inquired about how this use align with other B-3 zones. This use aligns with animal hospital use in other B-3 zone on the north end of the city and there is another pet grooming business already located in a B-3.

Hicks asked if they are competitors with the other pet grooming business in the area. The petitioners responded that they have been helping each other while the other business undergoes repairs.

Recommendation: A motion was made by Voelker and seconded by Gaitsch for a favorable recommendation to add “pet washing and grooming” as a permitted use in the B-3 zoning district as per 40-2-3(B).

Members voted as follows:

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

Z-22-12-03 Review and Comment on a Petition for a Zoning Text Amendment to modify the accessory building section 40-3-2 to allow pre-manufactured patio cover kits.

Hicks asked if there have been any complaints by residents about the pre-manufactured patio cover kits. Krebel said that he has not received any. Hicks responded that since there have been no complaints and that they are not poorly constructed to perhaps no do anything at this time. Pittman and Gaitsch agreed.

As these are technically temporary structures, Krebel said a permit is not required. Size could be a concern as code says anything over 50 square feet requires a permit and anything over 200 square feet requires a foundation.

There is a safety issue, if the patio cover is not properly anchored and secured, it could potentially cause serious damage.

But, at this point the Planning Commission agrees that they do not want to modify the city's code for this as the city already has tools in the code in place if they were to receive any complaints about the patio cover kits.

Recommendation: A motion was made by Pittman and seconded by Hicks for a non-favorable recommendation to modify 40-3-2.

Members voted as follows:

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

COMMENTS: There were none.

Motion to adjourn the meeting at 8:34PM was made by Lutz and seconded by Youngs. Motion carried.
Minutes respectfully submitted by Lauren Voelker.