

Planning Committee Meeting Minutes
2-7-22

Attendants
Alderman Kyle Buettner
Alderman Clyde Heller
Alderman Stan Darter
Alderman Jim Trantham
Alderman Matt Buettner
Alderman Russ Row
Alderman Steve Notheisen
Alderman Jim Hopkins
Mayor Tom Smith
Tim Birk
Nathan Krebel
Wayne Hank
Craig Brauer
Mike Thomas
Amy Hank

Meeting called to order at 6pm

1. Petitions by Citizens on Non-Agenda Items – None
2. Approval of previous Planning Committee Meeting Minutes dated 12-20-21 - Minutes are not available, they will be approved at next utility meeting.
3. Silvercreek Development Extension Request – Wayne Hank owns the property that has improvement plans for the 1st addition, phase two of the Silver Creek subdivision. The improvement plans have been up for two year development extension and has been granted extensions since 2008. The improvement plans do not meet the current subdivision code standards, under today's standards the items that would need to be updated are lot sizes, storm pipe materials, additional easements, change the storm sewer pipe locations, update the detention calculations and the city no longer allows common ground ownership. Wayne Hank explained to the council that he had been waiting to develop the property with Mark Vogt but that was not going to happen anymore. Wayne Hank and Mike Thomas have a sales contract on the property contingent on updating the plans to the current codes in every instance except lot sizes. Mike Thomas explained and show pictures of the homes that he intends to build on these lots, and is ready to start the development very soon. Discussion took place that this is a unique situation to the city, all of the lots in that development are the same size as requested on these plans. Alderman Clyde Heller explained some of the reasons that the lot sizes had been expanded in the updated codes, he pointed to street parking being a large part of the reason for the change. Alderman Steve Notheisen made a motion to allow the lot sizes to stay the same as the original plan as long as every other aspect of the plans are brought up to today's standards, also this project has to be started soon and no further extensions will be granted. Matt Buettner seconded the motion. The motion went to a vote of the committee members and passed 5-0.
4. Remlok Phase IV Annexation and Preliminary Plat – Nathan Krebel explained which part of the property that would be annexed, he showed the Alderman where Benjamin lane would come

around and eventually be connected with Covington Lane. Alderman Russ Row made a motion to approve the Annexation and Preliminary Plat, Alderman Clyde Heller seconded it. The committee voted 5-0 in favor.

5. Monroe County Fairground Fee Waiver Request for the Announcer Stand and Seating Improvements - Nathan Krebel explained the plans the Fair Board has for the announcer stand and the seating improvements, in the past the city has waived the fees for non profits making improvements. Alderman Clyde Heller made a motion to waive the fees, Alderman Matt Buettner made a second on the motion. The committee voted 5-0 in favor.
6. Yo-Toppings – Property Boundary Change. Nathan Krebel explained that the owner of the building that Yo-Toppings has been using owns that lot and the lot adjacent to it. He requested that we move the property line twenty two feet to the south to allow room to park in the south facing parking spaces without crossing to the other lot’s property. Alderman Russ Row made the motion to move the boundary and Alderman Steve Notheisen made a second on the motion. The committee voted 5-0 in favor.
7. Ground-Mounted Solar System Setbacks – Mayor Tom Smith requested that the city take a closer look at how we would like to see ground mounted solar systems to be regulated in the future. Currently we have no ordinances specifically for this type of structure. Nathan Krebel is going to research what other communities are doing and come back to the Planning Committee with his recommendation of what we should do about them in the future.
8. Comments – The City needs to examine the ordinances pertaining to convenience stores. It was decided to have a joint committee meeting with Planning and Ordinance committees to discuss further.

Alderman Clyde Heller made a motion to adjourn, Alderman Matt Buettner seconded the motion. Meeting was adjourned.