

Minutes of Planning Committee Meeting

July 2, 2020, 2 PM

Second Floor Meeting Room of City Hall

Meeting called to order at 2:00 PM by Chairman Clyde Heller with following committee members in attendance; Alderman Russ Row, and Steve Notheisen. Committee members Russ Thomas and Kyle Buettner were unable to attend. Mayor Tom Smith, Alderman Stan Darter, Director of Public Works Tim Birk, Zoning Administrator Jim Nagel, Building Inspector Nathan Krebel were in attendance.

Agenda Item 1, Petitions by Citizens on Non-Agenda Items. None.

Agenda Item 2, Approval of 06-15-20 Planning Committee Meeting Minutes. Unavailable.

Agenda Item 3, Co-Op Acres Preliminary Plat. Jim Nagel presented info on progress made with Monroe County for Preliminary Plat, review results by City Engineer HMG. After discussion, recommend placing on Council Agenda. Jim Nagel will draft a variance statement for presentation at Council.

Agenda Item 4, Waterloo Commons, Lot #6 Final Plat. Jim Nagel presented layout of Lot 6 of Waterloo Commons, with street adjoining North Market Street on East, Marketplace Drive on North of lot. Approval of Final Plat is required for sale and does not approve for development. Further details will be required for development approval. Motion to send to Council made by Russ Row and second by Steve Notheisen, approved.

Agenda Item 5. B-2 Permitted Uses- Fruit and Vegetable Stands. Nathan Krebel informed committee of a request to establish a Fruit and Vegetable Stand identical to the Fruit and Vegetable Stand located in Columbia at Shady Creek Nursery. B-2 zoning provides for Fruit and Vegetable Stand without identifying if within any structure or tent. Discussion focused on a tent and all committee members were negative on a tent. A Fruit and Vegetable Stand was seen as an open air stand without covering. Nathan will inform individual of our position and suggest if a tent covered stand was envisioned as a necessity, maybe a location in the County would be more appealing.

Agenda Item 6, External Building Materials for Residential Accessory Structures between 50 – 200 Sq. Ft.

Nathan presented pictures of a number of structures than can be purchased from Big Box stores and other sources that are not addressed in our building code. He provided copies of Paragraph 40-3-2, Building Accessory Buildings and structures not requiring a building permit, and building distance requirements for placement. After discussion, Nathan was asked to draft a document to supplement and clarify this topic for review and action by Ordinance Committee. The Planning Committee did not see a negative image if appropriate distances and safety factors for installation are met.

Agenda Item 7 Comments. None

Motion to adjourn made by Russ Row, second by Steve Notheisen. Meeting adjourned at 3:05.

Minutes submitted by Clyde Heller