

On Thursday, February 19, 2015, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Rick Andersen, Bob Conklin, and Mike Mellott. Absent: Karen Chevalier, Rene Morris, and Steve Munson.

Also present were: Planner Dustin Wolff, City Attorney Ron Coplan, Alderman Retha Elston, Building and Zoning Superintendent Amanda Schmidt, and City Clerk Marie Rombouts.

Mike Mellott made a motion to approve the January 15, 2015 minutes as presented; seconded by Rick Andersen. Voting: Ayes – Larson, Andersen, Conklin, and Mellott. Nays – None. Motion carried.

Amanda Schmidt reported Article 5 was well received by the City Council.

Chair Larson opened a public hearing at 7:03 pm for the petition from the Grand Victorian at 2705 Avenue E, to amend the Special Use Permit allowing the Planned Unit Development.

Joe Zody, FF Architecture & Interiors, was present to represent the Grand Victorian/Good Neighbor Care. Zody explained the side yard setback (north) was reduced to 15' and it was discovered that the rear property setback would also need to be reduced from 30' to 20'. Zody asked that the south setback be reduced to 15' to match the north setback.

Chair Larson stated that publication in the *Daily Gazette* was made, fees were paid, property owners within 150' of the property were notified, a sign was placed on the property for two weeks prior to the hearing, and no written comments were received from the public. Chair Larson closed the public hearing at 7:10 pm.

Mike Mellott made a motion to recommend to the City Council approval of the expansion of the Special Use Permit to allow reductions in the rear setback from 30' to 20' and the side setback from 20' to 15'. The motion was seconded by Bob Conklin. Voting: Ayes - Larson, Andersen, Conklin, and Mellott. Nays – None. Motion carried.

The Plan Commission resumed discussions on the Zoning Code. Planner Wolff reviewed Article 3 and the name changes to zoning districts. Residential properties will be designated as SR (single-family), TR (two-family), and MR (multiple-family) and the number that follows will signify the number of units per acre. Discussion followed if parks should be designated separately or as part of a residential district. It was agreed

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that parks with lighting, an indoor facility, and parking areas should be defined separately.

Plan Commissioners agreed that Article 6 was ready to send to the Council and Article 9 should be reviewed by the Plan Commission again.

With no further business to discuss, the meeting was adjourned at 8:03 pm.

Marie Rombouts
City Clerk