

On Thursday, June 23, 2016, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Rick Andersen, Karen Chevalier, Aurelio Gallardo, Eric Larson, Rene Morris, and Steve Munson. Absent: None. Motion carried.

Also present were: Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, Sterling Main Street Director Jana Groharing, Alderman Retha Elston, City Manager Scott Shumard, and City Clerk Marie Rombouts.

Steve Munson made a motion to approve the minutes of May 19, 2016, as corrected; seconded by Eric Larson. Voting – Ayes: Chair Andersen, Chevalier, Gallardo, Larson, Morris, and Munson. Nays: None. Motion carried.

There was no Council action to report.

Chair Andersen moved the City-initiated right-of-way vacation of 17th Avenue to the top of the agenda. Chair Andersen opened the public hearing at 7:03 pm. At the last Plan Commission meeting, Majeski sought vacation of 11' of right-of-way for the east side of the 300 block of 17th Avenue. Plan Commission recommended vacation of 10' on each side of 17th Avenue from Fourth Street to First Street. This public hearing is a formality for citizen input on this matter. There was no public input. Chair Andersen closed the public hearing at 7:05 pm.

Steve Munson made a motion to recommend to the City Council to vacate 10' of right-of-way on each side of 17th Avenue from Fourth Street to First Street. The motion was seconded by Rene Morris. Voting: Ayes – Chair Andersen, Chevalier, Gallardo, Larson, Morris, and Munson. Nays – None. Motion carried.

Rene Morris made a motion to raise from the table a petition from Scott Hibbard at 224 East Third Street to vacate right-of-way on Third Avenue from East Third Street to the back of the curb on Brinks Circle. The motion was seconded by Steve Munson. Voting: Chair Andersen, Chevalier, Gallardo, Larson, Morris, and Munson. Nays – None. Motion carried.

Petitioner Hibbard stated that his request for vacating right-of-way will help develop the project on the west side of Third Avenue and believes that parking is important because customers don't want to walk.

Planner Wolff presented a sketch with 20' vacated on the west side of Third Avenue and the east side with proposed angle parking, but no vacation. Wolff recommends a 20' right-of-way vacation on the west side of Third Avenue prohibiting permanent structures and allow for public, non-motorized access

Discussion followed with the petitioner, Planner, staff and the Commissioners.

Steve Munson made a motion to recommend to the City Council to vacate 20' of right-of-way on the west side of Third Avenue from Third Street to Brinks Circle prohibiting permanent structures and allowing for public, non-motorized access; seconded by Aurelio Gallardo. Voting: Ayes – Chair Andersen, Chevalier, Gallardo, Larson, Morris, and Munson. Nays – None. Motion carried.

Chair Andersen opened a public hearing at 7:36 pm for the City-initiated rezoning from an LM, Light Manufacturing District to a CB, Community Business District, on the block south of Second Street between Second and Third Avenues, as extended to the railroad and a Special Use Permit for 110 Second Avenue, currently a vehicle repair shop and a tattoo parlor.

Planner Wolff explained this zoning is more appropriate for the area. The Vehicle Repair and Tattoo Parlor will be zoned with a Special Use to permit their uses.

Superintendent Schmidt noted that letters were sent to property owners and questions were answered regarding continued business uses.

Chair Andersen 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 Andersen closed the public hearing at 7:41 pm.

Karen Chevalier made a motion to recommend to the City Council approval of the rezoning from LM, Light Manufacturing to CB, Community Business, on the block south of Second Street between Second and Third Avenues, as extended to the railroad and a Special Use Permit for 110 Second Avenue that currently houses a vehicle repair shop and a tattoo parlor. The motion was seconded by Steve Munson. Voting: Ayes – Chair Andersen, Chevalier, Gallardo, Larson, Morris, and Munson. Nays – None. Motion carried.

Superintendent Schmidt reminded the Commissioners that we are looking for one more member.

With no further business to discuss, the meeting was adjourned at 7:43 pm.

Marie Rombouts
City Clerk