

**REGULAR MEETING OF THE PLANNING & ZONING COMMISSION
TUESDAY, JUNE 11, 2020 @ 6:00 PM**

CALL THE MEETING TO ORDER: 6:03 PM Start. Meeting called to order by Mike Becker.

ROLL CALL:

Commissioner Mike Becker- Present

Commissioner Caitlin O'Brien- Present

Commissioner Kelley Gleixner-Present

Commissioner Ron Sampert- Present

Commissioner Tyler Dreschel- Present

Other: City Attorney, Caitlin Kling- Present; City Planner, Rand Wichman- Present; Deputy Clerk, Teresa Janzen-Present

- 1. APPOINTMENT OF CHAIRPERSON: KGleixner made motion to nominate Mike Becker, RSampert seconded.**

Roll Call Vote:

Commissioner Mike Becker-aye

Commissioner Caitlin O'Brien-aye

Commissioner Kelley Gleixner-aye

Commissioner Ron Sampert-aye

Commissioner Tyler Dreschel-aye

Motion carries. Appointment of Vice-Chair was tabled until next meeting.

- 2. APPROVAL OF MINUTES OF MAY 14, 2020 REGULAR MEETING via Zoom:**

Chairperson Mike Becker- aye

Commissioner Caitlin O'Brien-aye

Commissioner Kelley Gleixner-aye

Commissioner Ron Sampert-aye

Commissioner Tyler Dreschel-aye

CO'Brien made motion to approve; KGleixner seconded. Motion carries.

3. PUBLIC HEARING ON CODE AMENDMENTS

City Planner RWichman gave overview of updated proposed code amendment changes. Primarily moved sections of code to be more streamlined and to remove extraneous or expired language. Generally not considered to be significant changes. Discussion ensued and the Commission recommends the changes be brought to City Council.

Public Comment:

- 2 letters received today. From Karen Gravelle and Connie Chalich. Both letters were sent to the Commissioners before the meeting and both letters have concerns for the elimination of residential uses in the commercial district. RWichman states those uses were removed to bring our code into conformance with the current Comp plan that was approved 6 months ago. RSampert clarified if an existing residence in commercial zone is

existing as a special use they are allowed to stay. RWichman- yes. They are allowed to maintain it for the life of the use. They cannot expand or create new ones.

- KGleixner clarified that nursing/convalescent/rest homes for the aged will remain. CKling there are protected uses and classes under the Fair Housing Act so, yes, they cannot be zoned out. RWichman thanks Commissioner Gleixner for catching it's removal in the last draft.

RSampert made motion to open public hearing. CO'Brien seconded. All in favor- motion carried.

- Richard Epstein 7224 Valley St; every structure now has to have side yard of not less than 10'? RWichman- yes, it would eliminate the 5' set-back for accessory building. 'Wire mesh fencing may be constructed up to 8' high and shall be located at least 75' from any property line that is adjacent to a public street.' is discriminatory for corner property owners. Are standards for exterior residential lighting in relation to reader boards, etc addressed in here? RWichman- no. The City has 32-34 pages of sign regulations which is on the list of things to be addressed.
- Matt Hall 5839 N Valley St; thanked the Commissioners for their hardwork and protecting the property owners. Landscaping and fencing buffer requirements for commercial businesses. If the business applies for a special use permit (which can be a significant change) it doesn't trigger the landscaping/buffer upgrade requirements? Can this be revisited? Currently it is only if the business is sold.
 - MBecker- If they change their use where they need greater number of parking stalls, the landscaping/buffer upgrades would apply.
 - RWichman- comfortable that the special use process can address the need for landscaping/buffer to be brought up to compliance. If it's not addressed in the code, then it's incumbent on the City during the site specific special use hearing process.
 - CKling- these changes will go before City Council and will have a public hearing in front of City Council.

KGleixner made motion to close public comment; TDreschsel seconded. All in favor; motion carried.

Commissioner discussion ensued. RWichman- should clarify wire mesh is not the same as chain link but livestock or garden fencing that is not visually intrusive. We can add a statement 'except where that public street serves as a flanking street for a corner lot. For such corner lots no setback is required from the flanking street.' KGleixner- they would still have to go 75' from the front though? RWichman- yes. All Commissioners were in favor of adding the statement.

MBecker- sign code will be updated? RWichman- it's a significant undertaking at the direction of the City Council. At the top of the list for the next update.

RSampert- forced change of landscaping/buffering might prohibit business. Unsure how to make both parties even. TDreschsel- can we add that a special use permit may require additional buffering? That would allow future P&Z to look closer at it during that time. RSampert- is that too arbitrary for whoever may look at it in the future? RWichman- you could add an item (5-3-11)-e , "in conjunction with any special use permit, the site buffering will be evaluated and if

required as a condition for approval by the Planning Commission may be required to be brought into compliance”. RSampert- agreed that is fair.

KGleixner- questioned if the changes were big enough to prevent from approving the amendments and forwarding to City Council? RWichman- did not believe so.

KGleixner made motion that forward to the City Council code amendments with the following changes; deer proof fencing section 5-5-7-B-1-d. on p. 4., “Such fences shall be located at least seventy-five feet (75’) from any property line that is adjacent to a public street” and also include that wire mesh fencing is not chain link fencing. Commercial section on page 11 under landscaping and buffering section on page 11 clarification of property use changes such as issuing a special use permit, it kicks in changes for lighting and buffering requirements between residential and commercial districts happen. TDreschel seconded motion.

Roll Call Vote:

Commissioner Caitlin O’Brien-aye

Commissioner Kelley Gleixner-aye

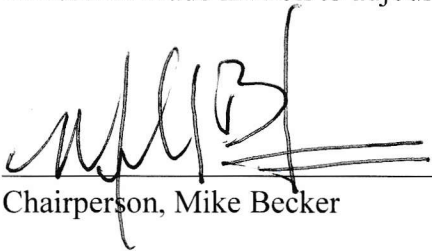
Commissioner Ron Sampert-aye

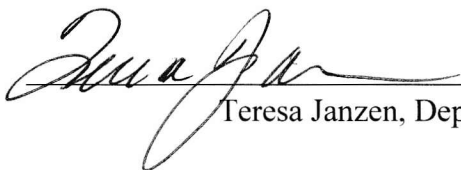
Commissioner Tyler Dreschel-aye

4. RECOGNITION OF COMMISSIONER KELLEY GLEIXNER’S SERVICE

ADJOURNED at 7:17 PM

TDreschel made motion to adjourn; CO’Brien seconded. All in favor. Motion carries.


Chairperson, Mike Becker


Teresa Janzen, Deputy Clerk