



MINUTES

1. CALL TO ORDER

Kyle Kordell called the meeting to order at 5:30 PM.

2. ROLL CALL

Present: Kyle Kordell, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski and Pat Klein.

Also Present: Bonnie Shimulunas, Jeff Sachse, Doug Klein, Tim Petri, and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Request to amend a Conditional Use Permit for Starbucks located at 1509 Washington Street, for the operation of a drive through, submitted by FrontView REIT (owner).

The Starbucks property is going through a change in ownership. The previously approved CUP for a drive through was approved as being tied to the specific owner of the property. This item is to amend the CUP for a drive-through, with the new owner of FrontView REIT. The CUP still follows the same site plan as it did in the prior approval. Any changes to the site or use of the property would require an amendment to the CUP.

Motion made to recommend approval of the CUP to the City Council.

Motion made by Kordell, seconded by Lee.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein, Wachowski

Motion Carried

B. Review of the proposed ordinance to amend Municipal Code Section 10-1-15 I (3), entitled "Height and Area Exceptions" to regulate fence setbacks in the front, side, and rear yard areas.

The Plan Commission had recommended approval of an ordinance amendment to fences at the October Meeting. Staff made the decision to halt the approval process, since there were more changes warranted. The previous ordinance change to front yard fences has now been brought back to the Plan Commission under this item, along with the changes to fence setbacks in the rear and side yards as well. These ordinance amendments are to allow the ordinance language to be clearer for everyone to understand.

Motion made to recommend approval of the ordinance to the City Council.

Motion made by Kordell, seconded by Wachowski.

Roll Call Vote:

Voting Yea: Kordell, Inman, Koach, Lee, Heckenlaible, Klein, Wachowski

Motion Carried

4. FOR DISCUSSION

A. Discussion of a possible ordinance amendment to regulate the erection of billboard signage, based on the recommendation of the City Manager and Police Chief.

The Plan Commission discussed interest in a potential amendment to the sign ordinance, to limit the erection of billboards. In this ordinance amendment, any new billboards would require a conditional use permit, and any existing billboards would be grandfathered in. The board discussed the different types of billboards, such as traditional vs electronic; as well as the size of them. There seems to be some interest in billboards, as they can convey lots of information, however other Plan Commission members expressed interest in limiting them.

City staff will conduct more research into these signs and will bring this back as an item at the next meeting.

B. Discussion of updated conditions to the conveyance of Conditional Use Permits.

Plan Commission and City staff discussed the need for a more general list of conditions that can be used for conditional use permits going forward. This allows for more protection on CUP's and makes them more suited for the current time.

City staff will bring back a more fleshed-out list of conditions to the next Plan Commission meeting.

C. Discussion of a possible rezoning request to residential and land division for 3204 Lincoln Avenue (Owned by Renew Church Inc).

Plan Commission discussed the potential re-zoning request for this property. The board is in favor of approving these lots to be changed to residential.

4. PUBLIC INPUT

No public input occurred.

5. ADJOURNMENT

Motion to adjourn at 6:18 PM.

Motion made by Kordell, seconded by Koach.

Respectfully submitted, Adam Taylor, Recording Secretary