



**MINUTES**

**1. CALL TO ORDER**

Greg Buckley called the meeting to order at 5:30 PM.

**2. ROLL CALL**

Present: Greg Buckley, Rick Inman, Kay Koach, Eric Pangburn, and Adam Wachowski.

Excused: Kristin Lee and Matt Heckenlaible.

Also Present: Community Development Director Elizabeth Runge, Tracey Koach, Jamie Sprutles, Olivia Vander Heiden, Adam Stein, Kristine Pigeon, Jody Behringer, JoAnne Kouba, Shelly Vogel, and Recording Secretary Adam Taylor.

**3. ACTION ITEMS**

**A. Review of Site and Architectural Plan for 1509 Washington Street, submitted by Adam Stein of Logic Design & Architecture, Inc.**

The Plan Commission considered the staff memo in their review of the site plan.

Questions circulated around potential demolition issues with the connecting building to the north. Adam Stein explained the demolition will be completed accurately in steps while making sure of frost protection. If issues arise with the face of the wall on the adjacent building, they will make sure to re-face it properly.

Adam Stein assured the following regarding the surrounding parking lot and drive-through.

- Handicap access will be available on the west side of the lot beyond the drive-through window where traffic will be safest.
- Grass will be implemented along the walkways.
- Curb stops will be implemented in the parking spaces directly adjacent to the building.
- The drive-through lane can fit up to 18 vehicles before traffic reaches 15<sup>th</sup> Street.
- Delivery trucks will be smaller Cisco -sized trucks and made before or after hours.
- The ladder shown on the outside of the building will have a locked cover that is not currently shown on the rendering.
- The lighting plan shows outdoor lighting.

Discussion regarding the outdoor patio indicated that space heaters may be installed in the future if needed.

Motion to approve the plan with the conditions listed in the staff report.

Motion made by Pangburn, seconded by Inman.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Pangburn, Wachowski

Motion Carried

**B. Review of additional materials submitted for Conditional Use Permit application for use of self-storage units on 15<sup>th</sup> Street, for parcel 053-000-076-015.03, submitted by Alliance Construction and Design and Eric Burrows (owner).**

The Plan Commission reviewed the report submitted by Alliance Construction, which answered the previous questions/concerns.

The planned use includes any type of storage not just storage for boats. The site will have a fence with additional landscaping. Stormwater management plan is not yet complete.

A motion was made to recommend denial of the CUP to the City Council based on the following concerns:

- Not enough space in the Southeast corner and between buildings 4 & 3
- Hours of operation
- Landscaping
- No stormwater management plan

Motion made by Wachowski, seconded by Pangburn.

Roll Call Vote:

Voting Yea: Pangburn, Wachowski

Voting Nay: Buckley, Inman, Koach

Motion Failed

A motion to reconsider made by Inman, seconded by Koach.

Roll Call Vote:

Voting Yea: Inman, Koach, Pangburn, Wachowski

Voting Nay: Buckley

Motion Carried

A motion was made to recommend denial of the CUP to the City Council based on the same concerns As cited in the first motion:

- Not enough space in the Southeast corner and between buildings 4 & 3
- Hours of operation
- Landscaping
- No stormwater management plan

Motion made by Wachowski, seconded by Pangburn.

Roll Call Vote:

Voting Yea: Inman, Koach, Pangburn, Wachowski

Voting Nay: Buckley

Motion Carried

**C. Review of request to change the sign ordinance to permit signs placed onto sidewalks.**

Discussion regarding the sidewalk signs began with the identification that the current ordinance does not permit signs on the sidewalk. The Plan Commission discussion and the members of the public discussed opinions supporting and opposing additional signs beyond a building or window.

A motion was made to recommend the denial of these changes to the sign code to the City Council.

Motion made by Pangburn, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Pangburn

Voting Nay: Wachowski

Motion Carried

#### **4. ADJOURNMENT**

Motion to adjourn at 7:15 PM.

Motion made by Pangburn, seconded by Inman.

Respectfully submitted, Adam Taylor, Recording Secretary