



MINUTES

1. CALL TO ORDER

Ben Meinert called the meeting to order at 5:30 PM.

2. ROLL CALL

Present: Ben Meinert, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, and Eric Pangburn.

Excused: Greg Buckley and Adam Wachowski.

Also Present: Community Development Director Elizabeth Runge, Council Member Bonnie Shimulunas, Lucas Kaland, Armando Cruz, Kelly Pasek, Marty Pasek, Sue Kemp, and Recording Secretary Adam Talor.

3. PUBLIC HEARING

A. Public Hearing for Project Plan and Boundary Amendment No. 2 to TID 12.

A summary of Amendment No. 2 to TID 12 was provided.

The public hearing was opened. No one addressed the Commission during the first, second, or third call. The public hearing was closed.

4. ACTION ITEMS

B. Adopt Resolution for Project Plan and Boundary Amendment No. 2 to TID 12.

Motion to adopt the Resolution for Amendment No. 2 to TID 12 was made.
Motion made by Koach, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Inman, Koach, Lee, Heckenlaible, Pangburn, Meinert

Motion Carried

C. Request to rezone 1706 16th Street, Parcel 053-000-063-102.05, from Industrial (I-2) to Business (B-1) submitted by Quasius Construction, Inc, applicant and Jalapa Marketing LLC, owner.

A proposal to add a small addition to the west side of the gas station for a small restaurant is the reason behind this rezoning request. The discussion did include some concerns about parking and access, however, those will be addressed in greater detail during the site and architectural review process if the rezoning is approved.

A motion was made to recommend the rezoning request to the City Council.
Motion made by Heckenlaible, seconded by Pangburn.

Roll Call Vote:

Voting Yea: Inman, Koach, Lee, Heckenlaible, Pangburn, Meinert

Motion Carried

D. Request for and possible Amendment to a Conditional Use Permit for a truck and trailer rental operation (U Haul) at 2521 Jackson Street, submitted by applicant and owner Marty and Kelly Pasek.

The plan commission discussed the staff recommendations and the conditions listed on the CUP. This includes screening/landscaping to be placed on the property as well as a hard surface for the trucks to be stored on. The owner expressed that they would need to get estimates for a hard surface, which will decide if they continue or not.

A motion was made to deny to CUP request as submitted.
Motion made by Lee, seconded by Heckenlaible.

Roll Call Vote:
Voting Yea: Inman, Koach, Lee, Heckenlaible, Meinert
Voting Nay: Pangburn
Motion Carried

E. Request for a Conditional Use Permit for a drive-thru operation at Fast Taco, 3337 Mishicot Road, in the B-1 Business District, submitted by Armando Cruz (Tenant).

The drive-thru is pre-existing and will have operational hours of 10:00 am to 8:00 pm, 7 days a week.

A motion was made to recommend the CUP for City Council approval.
Motion made by Pangburn, seconded by Koach.

Roll Call Vote:
Voting Yea: Inman, Koach, Lee, Heckenlaible, Pangburn, Meinert
Motion Carried.

F. Review and action on the creation of a Downtown and Waterfront Overlay District.

The plan commission discussed interest in the proposed overlay district.

A motion was made recommending the creation of a downtown and waterfront overlay district to the City Council.
Motion made by Lee, seconded by Koach.

Roll Call Vote:
Voting Yea: Inman, Koach, Lee, Heckenlaible, Pangburn, Meinert
Motion Carried.

4. ADJOURNMENT

Motion to adjourn at 6:30 PM.
Motion made by Koach, seconded by Pangburn.
Respectfully submitted, Adam Taylor, Recording Secretary