

PUBLIC HEARING

May 1, 2017

The May 1, 2017 Public Hearing was called to order at 6:30 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Roxie Karg, Sara Lou Binau, Nancy Johnson, and Jordan Treadway.

Others present included: Dave Westbrook, Zoning Inspector; Roger Bowen; Keith Koehler; Ryan Pelter, Engineered Wire Products; Chanda Neely, Daily Chief Union; and Sarah Bennett, Clerk.

The purpose of this hearing was to discuss the zoning of three adjacent parcels of land owned by G & B Group (Custom Ag) and Kalmbach Properties, and located east of North Warpole Street and south of Starfish Lane.

Mr. Keith Koehler inquired as to if sanitary and storm sewer for the Kalmbach property will be addressed. Mayor Washburn indicated that Mr. Aaron Putnam, Wastewater Treatment Plant Supervisor, has been working with representatives from Kalmbach Properties to address these issues.

Mr. Ryan Pelter, Engineered Wire Products, indicated that his company received notice of this hearing and he was in attendance to observe the zoning process.

It was noted that G & B Group and Kalmbach Properties have requested the zoning designation of General Manufacturing (GM) for their properties.

It was also noted that the Planning Commission will make a recommendation to City Council in their meeting to follow regarding the zoning request.

There being no further business, the Chairman declared the hearing adjourned.

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Sarah J. Bennett, Clerk

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Scott Washburn, Mayor

PLANNING COMMISSION

May 1, 2017

The May 1, 2017 Planning Commission meeting was called to order at 6:45 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Roxie Karg, Sara Lou Binau, Nancy Johnson, and Jordan Treadway.

Others present included: Dave Westbrook, Zoning Inspector; Rick Roberts; Erin Smith; Mike Smith; Chanda Neely, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the April 3, 2017 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members again discussed the zoning of three adjacent parcels of land as discussed in the Public Hearing held prior to this meeting.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to recommend to City Council to zone the three adjacent parcels of land owned by G & B Group (Custom Ag) and Kalmbach Properties, and located east of North Warpole Street and south of Starfish Lane as General Manufacturing (GM). Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a petition for annexation from Kalmbach Properties for a 5.355 acre parcel located to the east of North Warpole Street and south of the existing Custom Ag business.

Planning Commission members reviewed a request from Mr. Richard Cheney for the construction of a 26' x 30' detached garage to be 16' in height and maintain a 29' setback from the front property line to the east. It was noted that pursuant to the City's zoning regulations, an accessory building may not exceed 14' in height and a 40' front yard setback is required, therefore a variance for this request is necessary.

A motion was made by Mrs. Johnson, seconded by Mrs. Binau, to have Mr. Cheney apply for a variance with the Board of Zoning Appeals for his detached garage request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

The establishment of a sub-committee to review the City's zoning regulations was discussed. Mr. Roberts indicated that the sub-committee could include members of City Council. Mrs. Erin Smith and Mr. Mike Smith stated that they recently inquired about obtaining a fence permit and explained their needs with a special needs child how these needs conflict with the City's zoning regulations. Mayor Washburn, Ms. Karg, Mr. Roberts, and Mr. Westbrook will begin reviewing the City's zoning regulations for possible updates.

There being no further business, the Chairman declared the meeting adjourned.

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Sarah J. Bennett, Clerk

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Scott Washburn, Chairman