

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

5/24/16 6:00 P.M.

Present: Ron Welder, Ed Delaney, Lyle Brown, Joel Amandus, Neal Boeding, Larry Wright,
Council Liaison Kevin Rink

Absent: none

Staff: Doug Krogmeier, Emily Britton

Visitors: City Manager David Varley

Ron Welder called the meeting to order at 6:00 P.M. with six members present.

ACTION ON MINUTES

The minutes from April 26, 2016 were approved on a motion by Amandus, seconded by Brown.

NON AGENDA ITEMS

None

Case #16-05a: Request to rezone 1115 23rd St from R-4 to B-4 for Robert Holtkamp.

Staff reviewed report.

Welder asked for neighbor comments and Krogmeier said there had been none. Rink asked for clarification on the lot and if it went up to the privacy fence, Krogmeier said that fence does boarder this lot. Boeding asked if Holtkamp plans to sell out of the warehouse and Krogmeier said his understanding was the entire sales floor would stay as it is and this would be used for extra storage, however it is not unreasonable to assume there may be customers in there to check things out sometimes. Rink then asked about semi traffic delivering via the alley. Krogmeier said he had already spoke to Public Works Director Larry Driscoll about opening up the alley and paving it, he continued to say he also spoke to Holtkamp who had agreed to help with the cost of paving to his lot to help reduce the potential for damage to the alley. Rink then asked what hours the warehouse would be operating as it may affect the neighborhood and Krogmeier suggested that be discussed during the Special Use Permit review. Delaney pointed out how a restriction on operating hours would be an issue as it is often hard to determine exactly when a truck will arrive and there are so many factors to make a truck late that it would be hard to restrict to business hours without creating a hardship. He also pointed out Holtkamp's offer to help pave the alley as that would be a significant investment.

Welder opened the public hearing at 6:16P.M.

No comments.

Welder closed the public hearing at 6:17P.M.

Boeding moved, seconded by Delaney, to recommend to council to approve the request to rezone 1115 23rd St from R-4 to B-4 for Robert Holtkamp.

Motion passed. 6-yes 0-no

Case #16-05b: Request for Special Use Permit to operate furniture warehouse at 1115 23rd St for Robert Holtkamp.

Staff reviewed report.

Delaney mentioned the lack of information as they could not ask Holtkamp and staff was unsure of the full intention of the building since several ideas had been mentioned previously. Krogmeier said Holtkamp mentioned RV storage in part of the building, and Delaney asked if they can restrict him on storing his own personal property there. Krogmeier said the use of the entire building should be specified for a special use to be permitted.

Wright moved, seconded by Boeding, to table the request for a Special Use Permit to operate furniture warehouse at 1115 23rd St for Robert Holtkamp.

Motion passed. 6-yes 0-no

Review fo new Urban Renewal Area for conformance with the Comprehensive Plan – Business US Highway 61 Corridor Urban Renewal Area Plan.

Staff reviewed report.

Amandus asked why it stops where it does instead of continuing and Krogmeier explained that due to the time restriction it is best to do small areas that will actually see development in within the time frame to ensure the city gets the benefit from it. Amandus suggested going to the end of the business district, but Krogmeier said there have been no other requests past there where it ends. Amandus asked if 20 years is a long time, and Varley said most TIFs go 10 or 20 years. Amandus then mentioned this means the new store plans to still be around in 20 years. Rink then said when County Market started at that location they also planned to be around awhile and said they had never closed a store in 100 years of business so it's hard to tell what will happen in the future.

Boeding moved, seconded by Delaney, to recommend approval of the Urban Renewal Area to City Council.

Motion passed. 6-yes 0-no

OLD BUSINESS

None

OTHER/NEW BUSINESS

Staff is still waiting on comments from Codifier on the preliminary review of zoning code changes to remove requirements for Planning and Zoning Commission review for variances and special uses.

Amandus moved, seconded by Boeding, to adjourn.

Motion was passed unanimously. The meeting adjourned at 6:33 P.M.

Ron Welder, Chairman of Planning and Zoning Commission