

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

6/28/16 6:00 P.M.

Present: Ron Welder, Ed Delaney, Lyle Brown, Joel Amandus, Neal Boeding, Larry Wright,  
Absent: Council Liaison Kevin Rink  
Staff: Doug Krogmeier, Emily Britton  
Visitors: City Manager David Varley, Robert Holtkamp, Brad Hart, Earl Beal, Wayne Briggs

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

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ACTION ON MINUTES

**The minutes from May 24, 2016 were approved on a motion by Delaney, seconded by Wright.**

NON AGENDA ITEMS

None

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**Case #16-05b: Request for Special Use Permit to operate furniture warehouse at 1115 23<sup>rd</sup> Street for Robert Holtkamp.**

Staff reviewed report.

Welder asked if there is anything that currently covers a garage or storage facility and Krogmeier clarified that everything in a B-4 district requires a Special Use Permit.

**Welder opened the public hearing at 6:04P.M.**

Robert Holtkamp spoke in favor. Amandus asked if the entrance would be from the alley, and Holtkamp explained that there are two alleys, one north/south and one east/west, but they plan to access from 23<sup>rd</sup> St. He also explained that he has already come to an agreement with Public Works Director Larry Driscoll about paving the alley and splitting the cost so the extra weight/traffic through the alley will not affect the condition of the road. He went on to say he plans to have two garage doors facing 23<sup>rd</sup> Street and one on the north side of the building. Welder asked if the fence to the north belongs to that property and Holtkamp said yes, he also said he spoke to Dan Fraise who did not care if there was a fence on his side, but requested no garage doors on that side which Holtkamp agreed to. Brown asked if the RV storage would be open to the public and Holtkamp said his plan is to use it for himself in the future, but it may be rented out until he needs it.

**Welder closed the public hearing at 6:08P.M.**

Finding of fact completed.

**Amandus moved, seconded by Wright, to approve the request for Special Use Permit to operate a furniture warehouse at 1115 23<sup>rd</sup> Street for Robert Holtkamp.**

**Motion passed. 6-yes 0-no**

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**Case #16-06: Request for Special Use Permit to install LED sign in residential district for Joy Baptist Church at 2815 Ave L.**

Staff reviewed report.

**Welder opened the public hearing at 6:11P.M.**

Brad Hart explained the plan is to use the new sign to announce upcoming events, anniversaries, etc. Krogmeier explained that it will sit inside their existing sign by essentially converting the middle of the sign to LED to avoid having to go out and change the letters on the sign all the time. Brown asked if it will stay on all night or be turned off. Hart said it can be turned off, however the plan now is to turn it off completely at midnight but they will dim it so it does not distract drivers. He continued to say there are

night settings for it they can set automatically. Delaney mentioned that was his only concern was the sign being too bright at night.

**Welder closed the public hearing at 6:15**

Finding of fact completed.

**Boeding moved, seconded by Brown, to approve the request for Special Use Permit to install LED sign in residential district for Joy Baptist Church at 2815 Ave L.**

**Motion passed. 6-yes 0-no**

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#### OLD BUSINESS

None

#### OTHER/NEW BUSINESS

**Code discussion in regard to SCC relocating to 801 Ave G** – Staff reviewed.

Welder pointed out that parking downtown is already an issue and an additional 100 people per day in the area will only add to that. Brown suggested getting data about their parking needs from their previous location to find out how much of an issue it would be. Wright added that just the construction crews for the SSMID remodeling caused a noticeable strain on parking, but an extra 100 people a day downtown would help business and help fill some of the vacant buildings. Krogmeier explained they will need to discuss what the code allows now and if there should be a change made, but they could also consider adding/revising a code to address downtown parking specifically. City Manager David Varley explained that he had discussed a possible parking issue with the requesting parties who have already started working on lining up leases for spots on nearby lots that could be designated for their students. It was then mentioned that leasing spaces was not a permanent solution and would have to be monitored to ensure the same spaces are not leased to multiple people/places.

**Code discussion to allow double faced off-site signage** – Staff reviewed.

At this time the code does not allow a double faced sign at an off-site location. Krogmeier explained that he does not know why this code was written this way and could not think of a reason. Wright agreed there is no obvious reason it is not allowed, and if the real estate is used anyway for the sign why not allow it to be double faced. Krogmeier suggested simply taking that line out of the code. The commission seemed in agreement and Krogmeier plans to put that code change together for review at the next meeting.

**Amandus moved, seconded by Boeding, to adjourn.**

**Motion was passed unanimously. The meeting adjourned at 6:37 P.M.**

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Ron Welder, Chairman of Planning and Zoning Commission