

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

11/27/12 6:30 P.M.

Present: Nick Colbert, Ron Welder, Larry Wright, Joel Amandus, Lyle Brown, Ed Delaney, Brenda Parker  
Absent: None  
Staff: Doug Krogmeier, Dawn Helling  
Visitors: Michael Carter, Nancy Noon, Richard Noon, Linda Tomfeld, Craig Tomfeld, Michael Huffman, Bob Huffman, Richard Fehseke

Chairman Nick Colbert called the meeting to order at 6:30 P.M. with seven members present.

ACTION ON MINUTES

The minutes from October 23, 2012 were approved with corrections on a **motion by Wright, seconded by Delaney.**

Motion passed yes-7, 0-no

NON AGENDA ITEMS

None

PUBLIC HEARINGS

**12-21: Commission review/consideration of Code Change of a Special Use Permit for a Bed and Breakfast at 2701 Avenue K for Michael and Nancy Carter**

Krogmeier reviewed the staff report.

**Colbert opened the public hearing at 6:34 P.M.**

**Colbert closed the public hearing at 6:35 P.M.**

Welder asked if the outside would need a fire escape for the second floor.

Krogmeier shared they wouldn't because there is a way out on the inside and because there are stairs on the outside.

Amandus asked how many rooms they are going to rent out and if they are going to provide breakfast.

Michael Carter, owner of the property, stated they are not sure yet and may only rent out to single families, as for the breakfast, they will be serving breakfast but have not decided if it would be a continental or hot breakfast.

Wright stated parking should not be an issue.

Amandus asked if they are going to pave the parking area. Carter stated they are going to take out the blocks that are there and probably pave the parking area.

Commission reviewed the standards of special use and found none in conflict with the proposed special use permit.

**Brown made a motion, seconded by Delaney to approve a Special Use Permit for a Bed and Breakfast at 2701 Avenue K for Michael and Nancy Carter**

Motion passed 7-yes, 0-no.

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**12-22: Commission review/consideration of a Variance for a Side Yard Setback at 3624 Avenue L for Craig and Linda Tomfeld**

Krogmeier reviewed the staff report.

**Colbert opened the public hearing at 6:42 P.M.**

**Colbert closed the public hearing at 6:43 P.M.**

Colbert excused himself from the vote because of a personal friendship with the property owners.

Amandus stated as long as the fire chief is okay with it he didn't see a problem.

Commission reviewed the standards of variances and found none in conflict with the proposed variance.

**Welder made a motion, seconded by Delaney to approve a Variance for a Side Yard Setback at 3624 Avenue L for Craig and Linda Tomfeld**

Motion passed 6-yes, 0-no, 1-abstain (Colbert).

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**12-23: Commission review/consideration of a Request to Rezone from Presently Not Zoned to B-2 Business District, General Retail at 6001 Avenue O for MRR Investments, Inc.**

Krogmeier reviewed the staff report.

**Colbert opened the public hearing at 6:46 P.M.**

Richard Fehseke, attorney for Mike and Bob Huffman, spoke in favor of the rezoning and case file 12-24. He shared the business has been owned and operated by Mike and Bob for many years and they have decided to be annexed to receive city benefits. The decision for the rezoning and variance should be with the fact annexation is passed. The building has been expanded from 20,000 square feet to 30,000 square feet. They decided to limit the parking to 76 stalls so they could be larger for bigger vehicles. The size of the stalls is 18' deep and 9' wide. Given the store history, the parking lot will not be filled.

**Colbert closed the public hearing at 6:52 P.M.**

**Amandus made a motion, seconded by Delaney to recommend approval to City Council, pending approval of annexation, to Rezone from presently Not Zoned to B-2 Business District, General Retail at 6001 Avenue O for MRR Investments, Inc.**

Motion passed 7-yes, 0-no.

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**12-24: Commission review/consideration of a Variance to Reduce Off-Site Parking at 6001 Avenue O for MRR Investments, Inc. (Huffman's Farm and Home)**

Krogmeier reviewed the staff report.

**Colbert opened the public hearing at 6:54 P.M.**

**Colbert closed the public hearing at 6:55 P.M.**

Parker asked what the difference would be in parking stalls if they were normal size.

Fehseke said there would be 12-15 more.

Commission reviewed the standards of variances and found none in conflict with the proposed variance.

**Welder made a motion, seconded by Wright to approve, pending approval of annexation, a Variance to Reduce Off-Site Parking at 6001 Avenue O for MRR Investments, Inc. (Huffman's Farm and Home)**

Motion passed 7-yes, 0-no.

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**12-25: Commission review/consideration of a Variance for a Front Yard Setback at 30 Richards Drive for Richard Noon.**

Krogmeier reviewed the staff report.

**Colbert opened the public hearing at 6:59 P.M.**

**Colbert closed the public hearing at 7:00 P.M.**

Commission reviewed the standards of variances and found none in conflict with the proposed variance.

**Delaney made a motion, seconded by Parker to approve a Variance for a Front Yard Setback at 30 Richards Drive for Richard Noon.**

Motion passed 7-yes, 0-no.

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OLD BUSINESS

Colbert asked Amandus how the Comprehensive plan was coming along.

Amandus shared it was going well and at the next Comprehensive meeting in January it should be coming out. He hated to see the fire at the businesses on the corner of Avenue G and Sixth Street. That was on the list to be renovated.

OTHER/NEW BUSINESS

**None**

With no further business was brought before the Commission.

**Motion was made by Welder to adjourn and was seconded by Amandus.**

Motion was passed unanimous. The meeting was adjourned at 7:13 P.M.

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Nick Colbert, Chairman of Planning and Zoning Commission