

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

1/22/12 6:30 P.M.

Present: Nick Colbert, Ron Welder, Larry Wright, Joel Amandus, Brenda Parker.
Absent: Lyle Brown (Excused), Ed Delaney (Excused).
Staff: Doug Krogmeier.
Visitors: Jared Siefken, Tiffany Siefken, Fred Knoch.

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

ACTION ON MINUTES

The minutes from November 27, 2012 were approved with corrections on a **motion by Welder, seconded by Parker.**

Motion passed yes-5, 0-no.

NON AGENDA ITEMS

None

PUBLIC HEARINGS

13-01: Commission review/ consideration of a Special Use Permit for a Cottage Business (Massage Therapy Office) for Tiffany Siefken at 1901 Ave H.

Krogmeier reviewed the staff report.

Colbert opened the public hearing at 6:33 P.M.

Tiffany Siefken explained that she is finishing school and would like permission to open a massage therapy office in a portion of her garage. She explained that while they do not have significant parking on their lot, there is still room behind the garage to park a vehicle. She also explained that she will only have one client on site at a time and because her clients will be scheduled 30 to 45 minutes apart she does not foresee any times where parking will be an issue. Wright asked how many cars they own out of curiosity, to which Tiffany stated 2 vehicles. Amandus asked if this type of business needs a license. Tiffany explained she believed so. Krogmeier stated that there is a license and the City Clerk will require seeing it with a copy of insurance.

Colbert closed the public hearing at 6:36 P.M.

The commission reviewed the standards for SUP's and found none to be in conflict with the proposed business.

Welder made a motion, seconded by Amandus to approve a Special Use Permit for a Cottage Business (Massage Therapy Office) for Tiffany Siefken at 1901 Ave H.

Motion passed 5-yes, 0-no.

13-02: Commission review/ consideration of a Variance to reduce rear setback requirement for Fred and Stephanie Knoch at 524 - 4th Street.

Krogmeier reviewed the staff report.

Colbert opened the public hearing at 6:41 P.M.

Fred Knoch explained that he desires to build a larger garage, but due to the small corner lot, he is not allowed to build a standard garage that most properties in town would be allowed to have.

So to do his best to be compliant, he purchased more property from the neighbor. His plan at this point was to build from where the current structure is all the way to the new property line to the east. After discussions with Krogmeier, he then obtained an easement from the neighbor to the east to allow for maintenance of the east side of his property. He mentioned he is trying to keep compliance to the north by holding setbacks as required. He stated the main reason why he doesn't want to build further into his lot, is because he does not know where his sewer line is and would like to leave room in case the line would ever need replaced.

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

The Commission reviewed the standards for variances and found none to be in conflict with the proposed structure.

Welder made a motion, seconded by Amandus to approve a Variance to reduce rear setback requirement for Fred and Stephanie Knoch at 524 - 4th Street.

Motion passed 5-yes, 0-no.

OLD BUSINESS

None

OTHER/NEW BUSINESS

Brief discussion was held on the former middle school building. An article in the paper explained a developer purchased the property contingent on getting awarded grants to convert to an apartment building. Krogmeier explained the current site, that it's zoned residential and the most applicable way to allow this conversion is to rezone the property to business similar to a few neighboring properties. Krogmeier also explained that this large of a development would require a Special Use Permit for a planned unit development and that the commission would be required to review both the SUP and the required rezoning, and then the SUP would go to BOAA for approval. After the BOAA meeting, Council will hear on the rezoning.

With no further business was brought before the Commission.

Motion was made by Amandus to adjourn and was seconded by Wright.

Motion was passed unanimous. The meeting was adjourned at 6:58 P.M.

Nick Colbert, Chairman of Planning and Zoning Commission