

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

10/12/2013 6:30 P.M.

Present: Joel Amandus, Nick Colbert, Ron Welder, Lyle Brown, Larry Wright, Brenda Parker,  
Absent: Ed Delaney, Kevin Rink Council Liaison  
Staff: Doug Krogmeier, Emily Britton  
Visitors: Curtis Steffensmeier, Lara Haas

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

ACTION ON MINUTES

The minutes from November 26, 2013 were approved on a **motion by Welder, seconded by Wright.**

NON AGENDA ITEMS

None

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**13-18: Special Use Permit to allow a personal salon within a residence.**

Staff reviewed report, and commented that there have not been any neighbor concerns at this time.

**Colbert opened public hearing at 6:35.**

Krogmeier asked for the dimensions of room, to which Steffensmeier explained to be approximately 12x15ft. Parker questioned if that meets the 20% regulation, and Steffensmeier said he believes the living space to be about 1300 square ft meaning the room does meet the requirement. Steffensmeier went on to explain that with only one customer at a time parking should not be a concern. Haas added that she just wants to make a living and simplify her life. Welder asked if there are more than one entrance to the building, and Haas said there are 3 exterior entrances with one leading directly to that room which would be the designated entrance for the salon. Parker questioned the planned hours of operation and Haas explained she plans to conduct business between 10am and 6pm on Tuesdays, Thursdays, and Fridays, then 10am to 2pm on Wednesdays and Saturdays. Wright commented that it seems to be well planned out, which lead Welder to ask if it the property was previously used for a business. Steffensmeier said no, and mentioned that the property previously belonged to Henry Rippenkroeger. Haas also commented on the extent of work and upgrades they have completed on the interior.

**Colbert closed public hearing at 6:38.**

Finding of Fact was completed with no concerns.

**Welder made a motion, seconded by Wright to recommend approval of the Special Use Permit to allow a personal salon within a residence.**

**Motion Passed: Yes-6, No-0**

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OLD BUSINESS

None

OTHER/NEW BUSINESS

Amandus questioned the pawn and gun shop located on 14<sup>th</sup> St and the restrictions on selling guns. Krogmeier explained that it is located in a commercial district and as long as they meet requirements from all gun regulating authorities they are able to conduct retail sales, including guns. Parker asked if staff still plans to have the Commission go through the current code for updates and Krogmeier said it is a project that is planned to begin after the holidays.

**Welder motioned, seconded by Parker to adjourn.**

**Motion was passed unanimously. The meeting adjourned at 6:42.**

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Nick Colbert, Chairman of Planning and Zoning Commission