

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Basement Squad Room

1/28/14 6:30 P.M.

Present: Joel Amandus, Nick Colbert, Ron Welder, Lyle Brown, Larry Wright, Ed Delaney
Absent: Brenda Parker, Kevin Rink Council Liaison
Staff: Doug Krogmeier, Emily Britton
Visitors: Jean Campbell, Bonnie Bowen, Tara Vincent, Chris Vincent, Diana Spiekermeier Jackson Amandus

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

ACTION ON MINUTES

The minutes from December 10, 2013 were approved on a **motion by Amandus, seconded by Brown.**

NON AGENDA ITEMS

None

14-01: Special Use Permit to allow a tavern, flower shop, and residence at 1135 Ave E for Diana Spiekermeier.

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

Colbert opened public hearing at 6:34.

Diana Spiekermeier explained that she plans to live in the apartment upstairs above the business. She mentioned that she currently has a flower cottage store located downtown which she plans to move to the east side of her new location. The three rooms previously used as a kitchen will be her design area and the west side with the bar will be used to serve beer and wine (no liquor). She continued to say that she plans to tear down the house behind the business to build a parking lot, and eventually she plans to tear down the house to the east to make room for an English garden area and possibly a greenhouse.

Colbert closed public hearing at 6:36.

Welder questioned if the greenhouse could be added later without additional consideration, and Krogmeier said he would have to review the code to find out because it had not been discussed previously. Spiekermeier explained that this was a fairly new idea she had simply because her current location downtown does not provide much sunlight for her plants which would remain an issue in her new location. Finding of Fact was completed with no concerns.

Welder made a motion, seconded by Delaney to recommend approval of the Special Use Permit to allow a tavern, flower shop, and residence at 1135 Ave E for Diana Spiekermeier. Motion Passed: Yes-6, No-0

14-02: Variance to allow a reduction of front yard setback at 1806 Ave D for Chris and Tara Vincent

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

Colbert opened public hearing at 6:41.

Tara Vincent commented that the steps previously in front of their house were cracked and unsafe, which caused them concern for the mailman and neighborhood children. To remedy the situation they tore the cement steps out and built a 6x6 foot deck with steps in their place.

Colbert closed public hearing at 6:42.

Delaney commented that he drove past the house and saw no problem, to which Wright agreed and added that safety is important and a good reason to change the steps. Brown also mentioned that he drove by and did not see a problem with the small deck.

Delaney made a motion, seconded by Wright to recommend approval of the Variance to allow a reduction of front yard setback at 1806 Ave D for Chris and Tara Vincent.

Motion Passed: Yes-6, No-0

OLD BUSINESS

None

OTHER/NEW BUSINESS

The Commission is reminded that Zoning Code updates will begin around March. Also, as this was Nick Colbert's last meeting he is thanked for his 42 years of service to the City.

Welder motioned, seconded by Wright to adjourn.

Motion was passed unanimously. The meeting adjourned at 6:48.

Nick Colbert, Chairman of Planning and Zoning Commission