

PLANNING AND ZONING COMMISSION MONTHLY MEETING
Council Chambers
11/25/2014 6:00 P.M.

Present: Ron Welder, Larry Wright, Joel Amandus, Lyle Brown, Ed Delaney
Absent: Neal Boeding called in-excused, Brenda Parker called in-excused.
Staff: Doug Krogmeier, Emily Britton, Council Liaison Kevin Rink
Visitors: Chris Greenwald, Jerry Rudd, Zach Peiper.

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

ACTION ON MINUTES

The minutes from September 23, 2014 were approved with corrections on a motion by Wright, seconded by Amandus.

The minutes from October 28, 2014 were approved on a motion by Amandus, seconded by Brown.

NON AGENDA ITEMS

None

Case File: 14-12 Special Use Permit request for on premise consumption of alcohol at 617 – 7th Street for Wendorf.

Staff reviewed the report. Rink asked about the address difference in reports. Krogmeier explained that county shows this property as one address for 3 businesses. The restaurant will be located at 617 7th but staff wanted to use the entire parcel as requested. By doing so if the restaurant expands in the future to 615 7th, this approval would already include the space needed to expand.

Welder opened the public hearing at 6:04P.M. Hearing no comments, Welder closed the public hearing at 6:05P.M.

With no other discussion Amandus made a motion, seconded by Delaney, to recommend board of adjustment approve the SUP for Wendorf.

Zoning Review: Proposed Code Changes: 10-19 Off-Street Parking and Loading

Staff reviewed report. Krogmeier explained the three sections of the code that staff is recommending changes to 10-19-5: (H) / 10-19-3: (G2) / 10-19-2: (A2)

After review Brown asked if something should be done with the code for downtown buildings that have sat vacant longer than 12 months. If they don't have the available space will they be required to pave portions of lots, maybe the 12 months should be lengthened. Krogmeier explained that just like the previous SUP request, it is understood that parking is limited downtown but that there is a fair amount of city on-street parking to accommodate. Staff does consider there should be consideration for this code, but that it is separate from the overall paved parking issue and staff would like to get this code change back to council sooner than waiting for further consideration of downtown parking.

A motion was made by Wright, seconded by Amandus, to recommend Council approval of the proposed parking code changes.

Zoning Review: Code review, Temporary Exception: Multiple requests have been received to allow campers/travel trailers in mobile home parks as a temporary exception.

Krogmeier reviewed the staff report. This code has been reviewed 4 years ago by Board of Adjustment which was upheld at the time. Since then the housing market has substantially changed thus staff felt this should be reconsidered by the commission to determine if the current code is still accurate or if the commission felt this should be reconsidered. Ed Delaney commented that he has quite a bit of experience with this topic and knows the people that own a camper understand what is needed to make them livable. Under the circumstances Delaney would like to see this allowable at least on a temporary basis as these people need to live somewhere. He further commented that mobile home parks have the needed connections, but would be concerned to allow them behind a house, but in a park such as this there is designated space for a unit just like a mobile home. The commission then discussed how this would be allowed or written, which staff will review and bring back the most logical way to make this work. Wright expressed concerns that current mobile home occupants may get frustrated with campers coming and going routinely. He suggested allowing campers in one portion of the court rather than anywhere. After further discussion, Welder confirmed a consensus had been reached that the commission would like to continue to look at possible options to allow travel trailers as an optional use in mobile home parks. Staff will review and bring back possible solutions.

OLD BUSINESS

None

OTHER/NEW BUSINESS

None

Amandus moved, seconded by Delaney, to adjourn.

Motion was passed unanimously. The meeting adjourned at 7:27P.M.

Ron Welder, Chairman of Planning and Zoning Commission