

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

1/26/15 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, Council  
Liaison Kevin Rink  
Staff: Doug Krogmeier, Emily Britton,  
Visitors: Mark Lair, Linda Lair, Marty Feinberg

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

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ACTION ON MINUTES

**The minutes from December 23, 2014, were approved on a motion by Wright, seconded by Amandus.**

NON AGENDA ITEMS

None

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**Public Hearing: Special Use Permit request to operate a salvage/scrap/recycling business at 1311 18<sup>th</sup> St for Betty and Marty Feinberg.**

Welder requested the opportunity for the commission to ask questions prior to opening the public hearing. Staff reviewed report, and suggested writing any approved special use permit in a way that it could be revoked if any conditions on it are not in compliance at a later time. Krogmeier also explained that the vacation process for the right of way needs to be straightened out prior to considering the special use permit because at this time a fence cannot be built across the right of way. He also pointed out there are no records indicating that process has ever been completed. Staff also recommended the commission come to a consensus on what conditions can/should be considered prior to approval. Delaney pointed out that parking on the other lot for business purposes needs to be worded differently so it specifies junk cars as opposed to employee or other licensed vehicles parking. Welder suggested postponing the public hearing until staff meets with the city attorney, Robert Johnson.

**Wright moved, seconded by Brown, to postpone the public hearing.**

**Motion passed. Vote: 5-yes, 0-no**

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OLD BUSINESS

Staff is still working on the camper issue discussed previously.

OTHER/NEW BUSINESS

There has been a request to subtract seats from the upper level of the auditorium at the old middle school to drop the max occupancy which in turn would affect parking requirements. However there is no way to know what the use of the space will be or if they add the seats back at a later time. Welder asked why this has not been addressed before since there is clearly not enough parking for the occupancy of that space, and Krogmeier explained that it was a pre-existing since it was built prior to the parking codes. The question is whether the commission is okay with a max occupancy number as long as the fire department is comfortable with it in regard to safety reasons. Welder stated he is comfortable with what the fire chief says, but was concerned about them overfilling the space despite a max occupancy number. Krogmeier pointed out that would be hard to consider without knowing the use of the space. Brown then asked about the appearance

of the solar panels and the aesthetics affected by them. Krogmeier said there is no code concerning that at this time, and Brown asked if there should be, to which Krogmeier said it is something to consider and can be looked into. At this time there is a plan for tenant parking for the building however no plans for parking when the auditorium is in use.

**Amandus moved, seconded by Wright, to adjourn.**

**Motion was passed unanimously. The meeting adjourned at 6:25 P.M.**

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Ron Welder, Chairman of Planning and Zoning Commission