

PLANNING AND ZONING COMMISSION MONTHLY MEETING
Council Chambers
7/28/15 6:00 P.M.

Present: Ron Welder, Joel Amandus, Ed Delaney, Lyle Brown, Neal Boeding
Absent: Larry Wright
Staff: Doug Krogmeier, Emily Britton, Council Liaison Kevin Rink
Visitors: Janice Feany

Ron Welder called the meeting to order at 6:03 P.M. with five members present.

ACTION ON MINUTES

The minutes from July 7, 2015 were approved on a motion by Amandus, seconded by Delaney.

NON AGENDA ITEMS

None

Case #15-07: Variance to reduce required side yard setback at 2307 Ave B.

Staff reviewed report.

Welder opened the public hearing at 6:07P.M.

Janice Feany, the property owner, explained that the house and garage were built on what was originally a 40' lot which is why they are close to the property line on that side. Since then, however, the lot on the other side of the house was acquired and combined so now the lot is bigger, but that is why the structures are located off to one side the way they are. She also said there is a gas line running through the part of the property that was acquired later and she would be unable to build there.

Welder closed the public hearing at 6:09P.M.

Amandus asked if the structure will be any closer to the property line than what is there now and Feany said no, that it will not be any closer to the neighboring property. She added that she had spoken with that neighbor already and they were fine with it. Brown asked if the garage is attached now. Feany said it touches the house but she cannot walk directly from the house to the garage now but hopes to with the new garage.

Brown moved, seconded by Boeding, to approve the variance to reduce required side yard setback at 2307 Ave B.

Motion passed. 5-yes 0-no

Review of Plat of Survey for Roy Anderson and Todd Schneider.

Staff reviewed report.

Welder opened the public hearing at 6:13P.M.

Welder asked if there would be an issue later if Schneider decided to build a convenience store on the property and Krogmeier said there would not be an issue and he would be able to do so if he wanted.

Welder closed the public hearing at 6:14P.M.

No comments.

Delaney moved, seconded by Amandus, to recommend to City Council to waive title 11 subdivision requirements.

Motion passed. 5-yes 0-no

OLD BUSINESS

None

OTHER/NEW BUSINESS

Welder asked about the house with fire damage at 1115 23rd St. Krogmeier explained it is already in the process to be torn down and will be taken care of.

Boeding moved, seconded by Brown, to adjourn.

Motion was passed unanimously. The meeting adjourned at 6:15P.M.

Ron Welder, Chairman of Planning and Zoning Commission