

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

4/26/16 6:00 P.M.

Present: Ron Welder, Ed Delaney, Lyle Brown, Joel Amandus, Neal Boeding

Absent: Larry Wright, Council Liaison Kevin Rink

Staff: Doug Krogmeier, Emily Britton

Visitors: Michael Carle, Betty Carle

**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 March 22, 2016 were approved on a motion by Delaney, seconded by Brown.**

NON AGENDA ITEMS

None

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**Case #16-04: Variance to reduce required rear yard setback from 30 feet to 23 feet for Michael and Betty Carle at 24 - 29<sup>th</sup> Place.**

Staff reviewed report.

**Welder opened the public hearing at 6:05P.M.**

Michael Carle spoke in favor.

**Welder closed the public hearing at 6:06P.M.**

Amandus questioned the side yard setback and if there is room between the proposed garage and the property line. Krogmeier said there is 6 feet for the setback and the property was surveyed to confirm. Amandus then asked if he would be covering up any buried lines. Krogmeier explained that is the property owner's responsibility to deal with any lines on the property, but there is no easement of any kind through the property to worry about.

**Boeding moved, seconded by Delaney, to recommend approval of the variance to reduce required rear yard setback from 30 feet to 23 feet for Michael and Betty Carle.**

**Motion passed. 5-yes 0-no**

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**Review of zoning code changes to remove requirements for Planning and Zoning Commission review for variances and special uses.**

Brown asked why it said standard mail instead of first class and Krogmeier explained that the City always uses first class mail, and the terminology is the same as used in the state code. Brown suggested adding an annual or bi-annual report from Special Use Permits to show they are still doing everything they are supposed to do if the follow-up reviews are removed. Krogmeier explained that would not save any time as someone would have to review them then if there is one not submitted the Special Use Permit would have to be revoked which would be a process to accomplish. He went on to say as long as there are no complaints from neighbors or anything there is no reason not to let them continue operating without review then if there are complaints it can be addressed at that time.

**Amandus moved, seconded by Brown, to send the proposed code changes to the codifier then on to the City Council for review.**

**Motion passed. 5-yes 0-no**

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OLD BUSINESS

None

OTHER/NEW BUSINESS

Upcoming code changes – Krogmeier explained that by eliminating the redundancy of Planning and Zoning Commission reviewing variances before Board of Adjustment does, Planning and Zoning Commission will have more time to make code changes and updates. He explained that he plans to update the code so many of the common variances will not be necessary.

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

**Motion was passed unanimously. The meeting adjourned at 6:29 P.M.**

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Ron Welder, Chairman of Planning and Zoning Commission