

PLAN COMMISSION MEETING MINUTES  
October 29, 2013

The October 29, 2013 meeting of the Plan Commission was called to order at 7:00 p.m. at the Municipal Building Council Chambers by Chairperson Lazaris. Roll Call was answered by Pam Lazaris, Steve Homann, Ken Persson, Ken Schwark, Peter Lynch and Wayne Magnussen. Also present City Treasurer James Heilman, City Attorney Vickie Schmidt, City Clerk Elizabeth Milbrath and Dustin Wolff of Mead & Hunt.

Ms. Lazaris welcomed new members Peter Lynch and Ken Schwark.

Minutes. Motion Mr. Homann to approve the minutes September 24, 2013, second Mr. Persson. Motion passed 4-0-2 with Mr. Lynch and Mr. Schwark abstaining.

Questions & Public Comment. None.

Public Hearing: Future Land Use Map Amendment Planned Industrial to General Industrial, 246-0714-1823-001, Enterprise Drive. Dustin Wolff reviewed the amendment request. Leonard Klein of Klein & Klein LLC and DeVor Tool & Die currently operates storage facility on E. Lake St., has requested to change zoning from I-3 to I-2 but future land use in the Comprehensive Plan does not allow. He feels the I-2 zoning is compatible and the site is not suitable for a business that could be a large employer. There is a need for more storage and it will have little impact on the City resources such as water, electric and sewer. Being no one further to speak the public hearing was declared closed.

Future Land Use Map Amendment Planned Industrial to General Industrial, 246-0714-1823-001, Enterprise Drive. Mr. Persson asked the difference between this request and a request they reviewed in the past. Difference was the type of zoning. Mr. Magnussen agrees with the opinion of the Planner and will vote against the request. Mr. Schwark stated the lot is odd sized and it is an ideal use in the industrial park. Mr. Persson is in favor of the amendment because of the tax base and little use of City services. Ms. Lazaris stated the current businesses are not produces of large volume of employment. Motion Mr. Schwark, second Mr. Persson to recommend to City Council to approve the amendment to the Comprehensive Plan. Motion passed 4-2 with Mr. Lynch and Mr. Magnussen voting no.

Proposed Subdivision Ordinance Review: Chapter 5, Conventional Development and Proposed Subdivision Ordinance Review: Chapter 6, Conservation Development-Recap. City Attorney Schmidt pointed out the need for rewording in section 11-5-3B and 11-5-4C.

Zoning Ordinance Review: Chapter 6, Signage. Dustin Wolff stated it is not advisable to amend the sign code during the re-write. The code is working and recently adopted Iconic Display is incorporated. Some

references in the codes need to be updated and section 10-6-9 belongs in another section.

Zoning Ordinance Review: Chapter 7, Performance Standards. LED lighting will be added to this chapter and 10-7-7E2a reference to 100 microns is not reasonable and needs to be adjusted. 10-7-20 needs to be clarified, add FCC regulation reference to 10-7-24.

Public Engagement Update Regarding Title 10 & 11 Review: Chairman's Report and Commission Discussion. Next Public involvement meeting is February 24<sup>th</sup>.

Title 10 & 11 Review Calendar Update. Reviewed calendar.

Recommendations for Future Agendas. Mr. Homann, Ms. Schmidt and Mr. Wilke will not be available for the November 26<sup>th</sup> meeting.

Adjournment. Motion Mr. Persson, second Mr. Lynch to adjourn at 9:35 pm. Motion passed 6-0.

Elizabeth J. Milbrath, City Clerk