

MINUTES OF PLANNING COMMISSION MEETING

March 11, 2024

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 11th day of March, 2024 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Egger, Commissioner Johnson, Commissioner Buckingham, Commissioner Hanson, and Commissioner Tinsley and Commissioner Fitch

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Administrator Tim Ibisch, City Clerk Linda Rappe, Ian Albers, Planning/EDA Assistant

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING — Motion to Approve the January 8, 2024 Minutes made by Commissioner Egger, second by Commissioner Johnson with All Voting Aye.

PUBLIC HEARINGS

Landscaping Ordinance Amendments Section 154.310 – Community Development Assistant Ian Albers stated that there are suggested changes that he went through after the discussion in February.

Public Hearing Opened

No public present

Public Hearing Closed.

The Commissioners went through all of the questions. **Commissioner Johnson made a motion to strike E(1) on question 1, second by Commissioner Egger with All Voting Aye.**

Question #2 – **Motion to Remove E(2)(a), keep E(2)(b) and in E(2)(c) add “all new construction” and Add E(3) and E(4) made by Commissioner Egger, second by Commissioner Johnson with All Voting Aye.**

Question #3 parking lots: Motion to Remove F (1) F (2) will be F (1) and put F(1)(e) as a bullet point under the new F(1) but leave in that new parking lots should have curb and a landscape plan and delete the rest and eliminate the islands. Make F **Motion to Approve the changes made by Commissioner Egger, second Commissioner Johnson with All Voting Aye.**

Question #4 – change H to 50% instead of 30% **motion made by Commissioner Johnson, second by Commissioner Fitch with All Voting Aye**

Question #5 size of plants – change (J) to be “guidelines” working to minimum size of plantings guidelines, Question #6 keep L as is; Question #7 Keep N as is; **Motion to Approve the changes made by Commissioner Egger. Second by Commissioner Tinsley with All Voting Aye.**

Screening Ordinance Amendments – Albers stated the conversation that was had in February.

Public Hearing Opened

No public present

Public Hearing closed

Commissioner Johnson would like to see more options for bushes and trees and add a definition of hedge.. Commissioner Egger does not want to see berms in residential areas. **Motion to clarify the definition of hedge made by Commissioner Johnson, second by Commissioner Fitch with All Voting Aye.**

Preliminary Plat – Egan Fields – The street access has been the biggest sticking point. We landed on putting an access easement and maintenance agreement in place. The conditions are:

1. All development-related fees shall be paid prior to releasing the final plat for recording.
2. An access easement and maintenance agreement shall be recorded to ensure that the site may be adequately accessed, and the street may be adequately maintained as required.
3. The plat shall be updated to include the additional utility easements as recommended by the City Engineer, including a 10 ft utility easement on the north and west edges of the parcel and an easement for the construction of new water main and hydrants.
4. Administrative approval of the site plan shall be granted before development occurs.

Public hearing opened

No public present

Public Hearing Closed

Motion to Approve the Resolution with the Conditions stated made by Commissioner Egger, second by Commissioner Johnson with All Voting Aye.

ADJOURN – 7:36pm

Respectfully Submitted,

Linda Rappe, City Clerk