

MINUTES OF PLANNING COMMISSION MEETING

August 8, 2022

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 8th day of August, 2022 at 6:30 PM

THE FOLLOWING WERE PRESENT: Chairman Ferris, Commissioner Burton, Commissioner Thompson, Commissioner Tinsley, Commissioner Egglar, and Commissioner Johnson – Commissioner Fitch - via Teams Meeting

THE FOLLOWING WERE ABSENT: None

THE FOLLOWING WERE ALSO PRESENT: City Clerk Linda Rappe, Ian Albers, Planning/EDA Assistant, Brad Scheib – HKGi, Tim Ibisch, City Administrator, Tim O'Marro, Eric Gahr and Brad Clemens

CALL TO ORDER AT 6:30PM

MINUTES OF THE PREVIOUS MEETING – July 11, 2022 Motion to Approve made by Commissioner Egglar, second by Commissioner Tinsley with All Voting Aye

PUBLIC FORUM – No one was in attendance for this.

PUBLIC HEARINGS –PLAZA 57 DAYCARE – Administrator Ibisch gave background of a daycare wanting to rent in Plaza 57. Brad Scheib stated that this CUP, and our main concerns are about traffic patterns and added a couple of conditions that refer to this. We are suggesting signage for the front three spaces that that space is reserved. The daycare needs to maintain state licensure.

Brad Clemens stated that the licensing is based on square footage. The max would be 84.

Public Hearing opened

No comments

Public Hearing

Commissioner Burton stated that this serves a critical need in the community. The only thing is the separation of kids and traffic with the fence.

Commissioner Egglar is concerned with the north side of the building and possibly putting in a speed bump Ibisch stated that if the size of green space can be expanded. Mr. Clemens stated that only 20-30 kids will be using the green space at a time the ages are separated.

Commissioner Tinsley asked about the how the playground equipment will be placed in the green space. Mr. Clemens stated that Playscapes will be designing the equipment.

Motion to Recommend Approval made by Commissioner Egglar, second by Commissioner Thompson with All Voting Aye.

PUBLIC HEARING – GAHR FENCE – Administrator Ibisch gave background, this resident is asking for a conditional use permit to put the fence on the property line. This is to allow transparency and let the neighbors know. Eric Gahr, the property owner was in attendance and stated that the neighbors have all agreed that this is fine.

Public Hearing open

No comments

Public hearing closed

Recommendations by staff: the fence will not encroach into the front yard, the fence will not be taller than 6 feet, access agreement with property owners will be notarized, and if this is on a utility easement it can be dismantled at the owner's expense and without prior consent of the owner.

Motion to Recommend Approval with the Conditions as laid out made by Commissioner Burton, second by Commissioner Egger with All Voting Aye.

DISCUSSION ON FENCE PERMITS – the Planning Commission does want it to be a conditional use permit to be able to put conditions on it and mostly this is to let all the neighbors know. We can send the access agreement out early to the applicant so that they can have it signed ahead of time.

OTHER - Nothing

ADJOURN – 7:12pm

Respectfully Submitted,

Linda Rappe, City Clerk