

MINUTES OF PLANNING COMMISSION MEETING

July 12, 2021

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12th day of July, 2021 at 6:30 PM

**THE FOLLOWING WERE PRESENT:** Chairman Ferris, Commissioner Burton, Commissioner Thompson, Commissioner Torkelson, Commissioner Zelinske, and Commissioner Fitch

**THE FOLLOWING WERE ABSENT:** Commissioner Tinsley

**THE FOLLOWING WERE ALSO PRESENT:** Clerk Rappe, Laura Chamberlain – HKGi, Mike Marti and Tim O'Morro

**CALL TO ORDER AT 6:30PM**

**MINUTES OF THE PREVIOUS MEETING – June 14, 2021 - Motion to Approve the Minutes as Submitted made by Commissioner Burton, second by Commissioner Fitch With All Voting Aye.**

**FENCE ORDINANCE DISCUSSION** – Laura Chamberlain, Planner from HKGi, went through the changes proposed in the fence ordinance. It is proposed to use the conditional use permit process instead of a variance for anyone wanting to put their fence closer than 3 feet to the property line. This would be recorded with the property and could include an access easement for maintenance of the fence. The penalty for not complying would reference the penalty in the zoning ordinance. Commissioner Burton is concerned with over regulation. The Planning Commission was in agreement that hedges and plantings should not be included as a fence. Ms. Chamberlain stated that as a Zoning Board you can make regulations based on aesthetics. The Planning Commission agreed that we should add a sentence referring to the sight triangle and a sentence stating that if the front yard fence is under 36 inches you can put in whatever you want but if it is over that there would be an opacity factor. The Planning Commission does not think a permit should be required.

**UPDATE ON PLAZA 57 COFFEE** – This is for the Commission's information it will only be a kiosk with drive through access on both sides. Ms. Chamberlain stated that the application is not complete yet.

**UPDATE ON MARTI SUBDIVISION LOT 3 BUILDING IN FLOODPLAIN** – This will be a public hearing at the August meeting. The engineer for the Marti project is meeting with HKGi tomorrow. And this requires a cup because they are building in the flood fringe. It is not buildable at its present grade and Mr. Marti wants to take advantage of excess fill he has.

**TRANSPORTATION MAP/PLAN** – Commissioner Burton brought back a map that he made suggestions on.

**OTHER**

**ADJOURN** – 7:21pm

Respectfully Submitted,

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Linda Rappe, City Clerk