

MINUTES OF PLANNING COMMISSION MEETING  
October 12, 2020

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 12th day of October, 2020 at 6:30 PM

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

**THE FOLLOWING WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** Administrator Tim Ibisch, Clerk Linda Rappe, Brad Scheib – HKgi

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

**MINUTES OF THE PREVIOUS MEETING – SEPTEMBER 14, 2020 - Motion to Approve the Minutes as Submitted made by Commissioner Thompson, second by Commissioner Tinsley With All Voting Aye.**

**TABLED ZONING ORDINANCE** – There was no one in attendance. Mr. Scheib stated that he sent an email to about a 100 people who had signed up for email updates during the comprehensive plan process. There were no responses. This has been featured on the City website, in the City newsletters and on the City’s facebook page.

Mr. Scheib has tried to reach out to a couple of property owners who would be impacted the most. Currently they are legally non-conforming. The proposed zoning would not even allow them to apply for a conditional use permit. There are a lot of things happening with that property and Mr. Scheib suggested just leaving it alone for now and let it revert it back to current zoning.

The other property is Commissioner Torkelson’s and it is proposed to be designated a development holding zone, it is currently R-C. Mr. Scheib would suggest that this property also be left alone and stay R-C as it is currently.

Mr. Scheib stated that the rear yard setback will be left at 25 feet as it is in the current code.

The Commissioners were in agreement to leave the trucking company as is and let the development occur naturally and to leave the Torkelson property as R-C.

**Motion to Recommend Approval with the Changes Discussed made by Commissioner Burton, second by Commissioner Zelinske with All Voting Aye.**

**DODGE COUNTY SOLAR PROPOSAL** – Administrator Ibisch stated that this is informational right now but the Planning Commission should be aware of this. Dodge County owns this parcel in the City limits and is interested in developing a solar farm just north of the potential 16<sup>th</sup> St NW.

There is a large natural gas easement that runs through this property and it would be a 30 year contract for the solar. Mr. Scheib stated that the proposed zoning code a solar farm would be a conditional use permit in the I-3 Industrial district. Accessibility is an issue.

The County has not filed anything yet so this is only informational right now, the County Commissioners will have a meeting tomorrow morning and Ibisch will attend.

**ACTIVITY LIST** – This is for the Commissioner’s information. The list will be filled in with 2003 through 2012. The list will then be condensed to only CUP’s and variances that need to be monitored.

**OTHER** – Administrator Ibisch had questions regarding lot 15 in the Thompson Addition, the City Engineer believes that this lot should be an outlot and it is platted as a regular lot. The concern the engineer had is that there will be a dead end line at that lot. Mr. Thompson stated that it would be one water service going to that lot. Administrator Ibisch stated that if there are no comments it will stay a regular lot as requested by the developer. Commissioner Zelinske stated he is fine with it being a lot as long as the plat shows the water and sewer lines. The Commissioners agreed and recommended recording it as a developable lot.

**ADJOURN** 7:10PM  
Respectfully Submitted,

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Linda Rappe, City Clerk