

**Planning Commission Minutes
February 24, 2011**

Call to Order:

The February 24, 2011 Planning Commission meeting was called to order at 5:00 PM by Chairman Steinhorst.

Adopt Agenda:

Motion by Thompson and seconded by Gabert to adopt the agenda as presented. Motion carried. 7/0

Roll Call:

Those in attendance were Steinhorst, Spilman, Gruetzmacher, Thompson, Gabert. Noel and Renning. Henke – excused.

Others in attendance: Paul Hanlon, Kathy Thunes, Mr. & Mrs. Merton Strong, Lloyd and Joyce Learman.

Approval of the 01-27-11 Minutes:

Motion by Gabert and seconded by Thompson to approve the minutes of the 01-27-11 meeting as presented. Motion carried. 7/0

Discussion of Extraterritorial Plat Review and Extraterritorial Zoning – Kathy Thunes:

Kathy Thunes, Principal Community Development Planner, from East Central Regional Planning Commission, addressed the Planning Commission on the topics of Extraterritorial Plat Review and Extraterritorial Zoning, which are the two options the City has to monitor development in adjacent townships that are within 1.5 miles of the corporate limits. There are only about 20 municipalities in the state that have opted to have extraterritorial zoning powers. The extraterritorial plat review is much less complicated and would be the best option for the City of New London to pursue. Discussion of this will continue at the next meeting. No Action Taken.

Garage Exceeding 15' in Height – Jay Vanevenhoven – 619 Wyman:

Jay Vanevenhoven requested approval to exceed the 15' maximum height requirement for his existing detached garage. He would like to raise the roofline of the garage to provide attic storage. The existing building is 15' 6" high. Motion by Gabert, second by Renning to approve the request. Motion carried. 7/0

Garage Exceeding 1100 Square Feet – Ted Coppersmith – 1418 W North Water:

Ted Coppersmith requested approval of a 1708 sq. ft. attached garage for his new home. Motion by Gabert, second by Spilman to approve the attached garage as presented. Motion carried. 7/0

Rezoning Request – 610 S. Pearl Street – R-4 Residential to B-1 Central Business District:

Merton Strong, current owner of the Villa Apartment building at 610 S. Pearl Street, addressed the Planning Commission regarding the request for rezoning of the property. Mr. Strong would like to rezone the property to accommodate a haunted house that would be run seasonally and the rest of the time the building would be used for paranormal investigations. This use could include people actually staying in the building over night. An income projection of the property, prepared by an accountant, was also distributed. After a short discussion there was motion by Gabert, seconded by Noel to recommend the zoning change to the Council. Motion carried. 5/2

Update on Discussion of Regulating the Age of Units Being Moved into the Mobile Home Park:

Hanlon advised he sent an e-mail to Rick Rand, owner of the mobile home park. Mr. Rand did not respond, however; Bonnie Daniels, an agent for Mr. Rand did return the message. The issues that were brought up at the previous meeting were discussed. Bonnie will be making an on-site inspection in March and will provide a copy of that report to Hanlon. No action taken.

Other Matters:

Hanlon shared some information on regulating metal storage canopies. This will be discussed at a future meeting for possible ordinance changes.

Adjournment:

Motion made by Gabert and seconded by Spilman to adjourn.
The meeting was adjourned at 6:10 pm by Chairman Steinhorst.