

Planning Commission Minutes December 17, 2015

Call to Order:

The December 17, 2015 Planning Commission meeting was called to order at 5:00 pm by Chairman Steinhorst.

Adopt Agenda:

Motion by Gabert and seconded by Goller to adopt the agenda as presented. Motion carried. 6/0

Roll Call:

Those in attendance were Steinhorst, Henke, Spilman, Noel, Gabert and Goller. Excused – Thompson and Gruetzmacher.

Others in attendance: Paul Hanlon – Zoning Administrator

Approval of the 09-24-15 Minutes:

Motion by Henke and second by Spilman to approve the minutes of the 09-24-15 meeting as presented. Motion carried. 7/0

Review of Proposed Changes for Chapter 17 and Chapter 18 of the Municipal Code:

Over the course of 2015, the Planning Commission worked on a comparison between the Comprehensive Plan, Housing Code (Chapter 15), Zoning Code (Chapter 17), Subdivision and Platting Ordinance (Chapter 18) and the Streets and Sidewalks Ordinance (Chapter 8). This comparison resulted in twelve (12) recommended changes.

The first recommendation was to implement a rental property registration. This would require all properties being used as living units to be registered with the City on an annual basis. This item is being tabled because of current proposed legislation forbidding municipalities from registering or inspecting rental properties annually.

The changes to the Zoning Code will require any future zoning of land for human occupancy or any other use to have municipal sewer and water service for that area, adding specific criteria to the Site Plan Review process for Multi-family buildings and removing the requirements for storm water retention / detention and referencing that to the State Code which is more restrictive.

Changes to the Sub-division and Platting Ordinance include the following:

1. Requiring a developer to install and pay for a thirty-nine (39) foot road instead of a thirty-six (36) foot road. Currently the City pays for the three (3) feet used for curb and gutter;
2. Avoiding cul-de-sacs unless there is a physical site feature that would prevent the connection to an existing or future street;
3. Wording was added to make the owner of any private storm water retention / detention area responsible for the maintenance of those areas;
4. Feasibility studies will be required from the Director of Public Works and Utility Director for any new subdivisions. The owner will be responsible for those costs;
5. A developer will be required to meet with the Director of Public Works, Utility Director and Zoning Administrator prior to any preliminary plat approval. The previous wording only included the Director of Public Works;

In Chapter 8 (Streets and Sidewalks) it was noted there are no standards listed for a City Street nor is there a formal adoption process in place for accepting a street after the developer completes it. These issues will have to be addressed by the Board of Public Works.

Motion by Goller, second by Gabert to submit the ordinance changes to Council for amendments and request the Board of Public Works address the street standards and street adoption process. Motion carried 7/0

Other Matters:

Henke and Hanlon brought the members up on current issues and upcoming projects.

Adjournment:

Motion by Henke, second by Gabert to adjourn. Motion carried. 7/0

Meeting adjourned at 5:45 pm.