

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
February 17, 2016
MINUTES**

CALL TO ORDER

President, Dave Hebner called the meeting to order in the Town Meeting Room, at 207 S 6th St. at 7:00 PM.

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Steve Albert, Dave Hebner, Lindsay Schack, Dan Simser, Alvin VanderVos, Tom Wells, and Phil Willett. Also present were Town Planner Ralph Johnson and Clerk/Treasurer Pam Humphrey. Nine members of the public were also present.

Excused: John Schutter and Carl Schutter

PUBLIC COMMENT/COMMUNICATIONS

None

NEW BUSINESS

None

OLD BUSINESS

Transitional Zoning

Ralph Johnson, Town Planner: He stated that the Town Council asked the Planning Board to address adding a transitional zoning ordinance. He gave an overview of the reason and areas where transitional zoning would be appropriate. He spoke about the benefits of Residential Transition Districts. He gave a summary of what the ordinance covers.

Public Hearing

Ken Fenno, 102 Cottonwood: He asked if there was a conflict of interest for the council asking for this because of the lot transfer that did not go through. He commended the planning board for serving as he was a founding member of the Planning Board. He read a letter that he wrote regarding the proposed change in ordinance. His letter was in opposition to the proposed amendment.

Eleanor Mest, 317 S Broadway: She said that the area is much more extensive than she thought it would be. She spoke in opposition to the change as a whole. She was opposed to all of the conditional uses, but not all of the permitted uses.

April Barnes, 315 S Broadway: She indicated that they moved to the area because of the character of the entry to town. She spoke in opposition to the change.

Jade Stokke, 110 W Park: He stated that he was at all of the previous hearings on zoning changes. He spoke in opposition to the change. He was concerned about noise if a change were to happen. He also was concerned about lighting. He questioned where the hours of operation were obtained. He asked the board to take the time to make changes.

Ken Fenno, 102 Cottonwood: He asked if there is a separate zoning committee that looks at conditional uses. He felt that all of the conditional uses would have a negative impact.

Discussion

Board discussion included how property taxes are affected by zoning. They asked if there was any kind of commercial use that the public would be in favor of on the entryway into town. They discussed the fact that the entryway to town is not pristine from either direction, as there are several unkept and overgrown properties. The Board expressed the need to have a plan for the future. Home Occupation permits were discussed.

Lindsay Schack, Board Member: She stated that she was proud of the community members for standing up for their beliefs on previous zone changes. She reminded the audience that this is not a way for larger commercial uses to come in. She stated that the board may need to define the conditional uses in a more restrictive way. Each conditional use permit would be reviewed to make sure that it meets the requirements of the zoning. She asked people to consider that a plan is needed. They need to come up with a plan, and transitional zoning may be an option. She reiterated the reason for the change, which is to keep the residential feel to the entryway to town. She asked the audience to look over the information they were presented and really understand the character of the transitional zone. She asked them to expand their understanding of what a commercial enterprise might look like. Some professionals may be able to live in their homes with their families and also run their business out of the home. She doesn't want citizens to fear that this ordinance would allow for obtrusive commercial enterprises in the residential neighborhoods.

Ralph Johnson asked the board members to look at the conditional uses and send their thoughts to the secretary before the next meeting. The Board will review and make recommendations for changes.

PLANNERS REPORT:

Ralph Johnson, Town Planner:

- Manhattan Orchards will be at the March 16th meeting for discussion on changes.
- Centennial Village will be at the April 20th meeting to request a change of condition.
- He has been asked about a lot line adjustment on lot 31 in the Farmstead.

APPROVAL OF MINUTES – January 20, 2016

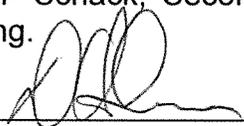
Motion- VanderVos; Second- Wells; Vote- Unanimous: Motion passed to approve the minutes from January 20, 2016.

PUBLIC COMMENT:

None

ADJOURN:

Motion- Schack; Second- Willett; Vote – Unanimous: Motion passed to adjourn the meeting.



President

Secretary