

**MINUTES  
PLANNING COMMISSION**

**MAY 2, 2016**

Chairman Ron Mehr called the meeting to order at 6:00 p.m. Other members present were Darlene Loven and Neil Herzberg. Bob McDaniel was absent. Also present were Renee Eckerly, City Administrator; Brad Mehlhop; Building Official, JoLyn Lindquist; Social Media Specialist, Chuck DeWolf, Bolton & Menk, Inc.; Ron Mergen, Public Works Director; James Bonine, Susan Burris, and Randy Christman.

**Motion was made by Herzberg to approve the minutes of the April 4, 2016 Planning Commission Meeting. Seconded by Loven and unanimously carried.**

Mehr recessed the Planning Commission meeting at 6:15 p.m. and opened the Re-Zoning Public Hearing.

The City has received a Re-Zoning Request from Wayne Fleischhacker and James Bonine who recently purchased 517 Business 23 W (formerly Thrifty Chicks and a Church). The property is currently in a commercial use zoned C-2 Highway Commercial, but the owners of the property propose that going forward the property will be re-purposed and used for residential purposes. The properties lying to the East, West and South of this parcel, that being all of the abutting properties, are currently zoned "R-1" – Single & Two Family Residential District.

This would eliminate the spot zoning of the commercial property.

There being no further comments or questions, the public hearing was closed at 6:18 p.m.

**RE-ZONING REQUEST – FLEISCHHACKER & BONINE**

**Motion was made by Loven to approve the Wayne Fleischhacker and James Bonine Report & Recommendation Of Planning Commission Regarding Request For Re-Zoning and recommend such to the City Council. Seconded by Herzberg and unanimously carried.**

**DRAFT INTERMODAL CONTAINER ORDINANCE**

Mehlhop presented the draft ordinance and suggested eliminating subdivision 9-C regarding signage. In section E –VI Mehlhop suggested removing the word secure since pods are not attached to a foundation.

**Motion was made by Herzberg to approve the draft Intermodal Container Ordinance with the noted changes and recommend such to the City Council. Seconded by Loven and unanimously carried.**

## **BUILDING INSPECTOR REPORT**

Mehlhop reported on the projects going on in the community. He has completed his schooling and will be attending a 5 day Building Limited Class the first week of June and sitting in for his limited license exam.

Mehr recessed the Planning Commission meeting at 6:21.

Mehr opened the Conditional Use Public Hearing at 6:30 p.m.

The City has received a Conditional Use Permit Application submitted by Savage Land Partnership, LLC (on behalf of the City) for the construction of a storm water pond to be all or partly constructed within the Shoreland Overlay District. Grading, filling, and shoreland alterations require a Conditional Use Permit. The property is zoned I-1 Light Industrial.

Mergen & DeWolf reported that the land disturbance of one acre requires water retention. This will expand the storm water pond that Savage Land Partnership had previously constructed.

There being no further comments or questions, the public hearing was closed at 6:33 p.m.

## **CONDITIONAL USE PERMIT REQUEST – SAVAGE LAND PARTNERSHIP, LLC**

**Motion was made by Herzberg to approve the Savage Land Partnership, LLC Report & Recommendation Of Planning Commission On Application For Conditional Use Permit and recommend such to the City Council. Seconded by Loven and unanimously carried.**

## **MEMBER VACANCY**

Randy Christman is interested in serving on the Planning Commission.

**Motion was made by Herzberg to approve the appointment of Randy Christman to the Planning Commission and recommend such to the City Council. Seconded by Loven and unanimously carried.**

## **NEXT MEETING**

The next meeting will be Monday, May 2, 2016 at 6:00 p.m. at City Hall.

There being no further business, the meeting was adjourned at 6:40 p.m.