

PLANNING & ZONING COMMISSION
PUBLIC HEARINGS
MARCH 21, 2016
AGENDA

1. Called to Order at 7:00 by Kontor
2. Open Meeting Act Requirement by Kontor
3. Roll Call Present Kontor, Havener, Wingard, & Hoggins – Building Inspector
Absent Ferrill, Mowinkel
4. Motion by Wingard, Second by Havener, to approve minutes of the July 21, 2015 meeting as presented. Motion carried 3-0.

5. Public Hearings:

- a. Zoning Change Request for Lots 6 thru 11, Block K, and Block L, E 5', Lot 1, Davison & Culvers Addition from R-2 to C-2

Hearing opened at 7:01 p.m. and closed at 7:03 p.m. Dan Shoemake from ESU 6 and Kendall Hoggins explained the request. No one spoke against the proposed change as the whole block will now have same zoning designations.

- b. Zoning Change Request at 2617 Pioneers Rd. 2 Acres, E ½ of NW ¼ of 10-9-3 from TA to I-2.

Hearing opened at 7:04 p.m. and closed at 7:29 p.m. Russ Plessel spoke on behalf of Roth Arial. Discussion focused on the zoning options that would benefit an existing business and protect future possible growth of the city. There was discussion that a conditional use permit gave the city more options. Hoggins and committee explained the timeline with Plessel and options for working with the city council and when they could begin construction if approved.

- c. Request to add Airports to Transitional Ag as a Conditional Use.
This was combined with item b.

- d. Request to change Conditional Use Permit, Block K, Lot 5, Davison & Culver Addition – Sean Kremer.

Hearing opened at 7:30 p.m. and closed at 7:52 p.m. Sean Kremer presented information on his original Conditional Use Permit. The commission discussed the original request in relation to the changes that are recommended with the ESU lots and how that does change the requirements associated with Sean Kremer's original request. There was discussion as to the requirements in the original request and were those requirements being met.

6. Motion by Kontor, Second by Havener to recommend to the City Council to approve the Zoning Change Request for Lots 6 thru 11, Block K, and Block L, E 5', Lot 1, Davison & Culvers Addition from R-2 to C-2. Motion passed 3-0.
7. No motion for this item. Recommendation to the City Council - Zoning Change Request at 2617 Pioneers Rd. 2 Acres, E ½ of NW ¼ of 10-9-3 from TA to I-2.
8. Motion by Kontor, second by Havener to recommend to the City Council to add Airports to Transitional Ag as a Conditional Use. Motion passed 3-0.
9. Motion by Kontor, second by Havener, to recommend to the City Council to remove the requirement of installing a fence that was part of the original Conditional Use Permit granted to Sean Kremer for Block K, Lot 5, Davison & Culver Addition. Motion passed 3-0
10. Kontor adjourned meeting at 7:59 p.m.