

**PLANNING COMMISSION MINUTES**  
**Regular Meeting**  
**July 28, 2015**

**CALL TO ORDER:** The July 28, 2015 Planning Commission meeting was called to order by Vice Chairman Johnson at 7:00 p.m.

**PRESENT:** Vice Chairman Johnson, Commissioners Snyder, Brummette, Rosier, Bahmer, Clarke, Russo and Councilmember Conway.

**ABSENT:** None.

**ALSO PRESENT:** Community Development Director Myrkle and City Clerk Terpstra.

**APPROVAL OF MINUTES OF JUNE 2, 2015:** Motion by Commissioner Snyder, second by Clarke to approve the Planning Commission minutes of June 2, 2015, as presented. Carried. 7 Yes. 0 No.

**APPROVAL OF AGENDA:** Motion by Commissioner Bahmer, second by Snyder, to approve the agenda as presented. 7 Yes. 0 No.

**EARLY PUBLIC COMMENT:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS**

**A. PUBLIC HEARING ON REZONE – 440 N. SHELDON:**

**Public Hearing Opened at: 7:03 P.M.**

**Bryan Myrkle**, Community Development Director, explained the rezoning request for 440 N. Sheldon and stated that they are seeking to change the zoning from I-2 Industrial to R-1 Single Family Residential. This is for the same issue as the last few properties in that area and is needed for financing reasons.

**Public Hearing Closed at: 7:06 P.M.**

**B. ACTION ON REZONE – 440 N. SHELDON:**

**Motion by Commissioner Rosier, second by Snyder to approve the rezone request for 440 N. Sheldon from I-2 Industrial to R-1 Single Family Residential as presented. Carried. 7 Yes. 0 No.**

**C. PUBLIC HEARING ON SITE PLAN REVIEW –  
KIWANIS MANOR – 430 S. COCHRAN:**

**Public Hearing Opened at: 7:10 P.M.**

**Bryan Myrkle**, Community Development Director, explained that Kiwanis Manor would like to build up to five storage buildings to be used for the residents at Kiwanis Manor. He stated that Kiwanis has presented a landscape plan, however some neighbors are requesting a privacy fence be built.

**Brian Osborn, 414 S. Cochran**, stated that he feels that five buildings would give more of a commercial feel and he would like to have a 6' barrier fence between his property and the storage units. He is concerned with security issues and also the appearance if things start getting left outside of the buildings.

**Wendy Conn, 123 W. Henry**, asked what the storage would be for and was concerned about the security, as it is in her backyard. She feels that it would give people a place to hide.

**Joe Stachnik, President, Kiwanis Manor,** 2452 W. Vermontville Hwy, stated that the storage will be used for residents only to store their extra belongings.

**Chuck Brand, Kiwanis Board Member,** 1525 W. Kinsel Hwy., stated that the landscape plan was to put up trees 5' to 6' apart and create a management schedule to care for them. They feel that this would give a more open look opposed to a privacy fence that would give a commercial look.

Discussion was held on appearance and siding to be used for the storage units.

**Denise Ensley, 119 W. Henry,** stated that she would like to see a privacy fence rather than the back of buildings.

Discussion was held on drainage issues.

**Sandy Osborn, 414 S. Cochran,** stated concerns with security as their driveway comes to the back of the property and feels that the privacy fence would provide more security.

**Wendy Conn, 123 W. Henry,** stated that she would like more information before a decision is made.

**Public Hearing Closed: 8:05 P.M.**

**D. ACTION ON SITE PLAN REVIEW – KIWANIS MANOR – 430 S. COCHRAN:**

**Motion by Commissioner Snyder moved, second by Brummette to table the Kiwanis Manor Site Plan to the September 1, 2015 meeting and have Kiwanis Manor provide new drawings with a few options. Carried. 7 Yes. 0 No.**

**REPORTS, COMMENTS, CORRESPONDENCE:**

**A. SIGN COMMITTEE REPORT:** Commissioner Snyder reported that a sign committee met and are very near completion. City Manager Guetschow is putting together information so that a Public Hearing can be held on the proposed changes.

**B. STAFF REPORT:** No Report.

**PUBLIC COMMENT:** None.

There being no further business, the meeting was adjourned at 8:10 p.m.

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Ginger Terpstra, City Clerk