

**PLANNING COMMISSION MINUTES**

**Regular Meeting**

**May 2, 2017**

**CALL TO ORDER:** The May 2, 2017, Planning Commission meeting was called to order by Vice Chairman Rosier at 7:00 p.m.

**PRESENT:** Vice Chairman Rosier, Commissioners Bly, Snyder, Hoy, Clarke, Brummette, Leaser and Council member Bahmer.

**ABSENT:** Chairman Conway and Commissioner Harag.

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

**APPROVAL OF MINUTES:**

Motion by Commissioner Brummette, second by Snyder to approve the minutes of April 4, 2017, at the next regularly scheduled meeting as they were not included in the packet. Carried. 7 Yes. 0 No.

**APPROVAL OF AGENDA:**

Motion by Commissioner Snyder, second by Bly to approve the agenda as presented. Carried. 7 Yes. 0 No.

**EARLY PUBLIC COMMENT:** Bryan Myrkle, Community Development Director apologized for the late additions to the agenda as he was out most of last week with a family emergency.

**NEW BUSINESS:**

**A. PUBLIC HEARING – ORDINANCE AMENDMENT FOR DEFINITION OF FRONT & REAR YARD.:**

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

Community Development Director Myrkle stated that he had looked to other cities to see how they handle front yards. He stated that he found that in St. Johns the homeowner designates which side they want to be their front yard regardless of how their house is addressed. He stated that the determination of the front yard would be a one time choice for zoning issues going forward and would remain the same in the future even if ownership changed.

**Public Hearing Closed: 7:15 P.M.**

**B. ACTION- ORDINANCE AMENDMENT FOR DEFINITION OF FRONT & REAR YARD.:**

Commissioner Snyder moved, supported by Brummette to recommend approval to the City Council for second reading of Ordinance amendment for front and rear yards as presented. Carried. 7 Yes. 0 No.

**C. PUBLIC HEARING- LOT SPLIT -234 N. COCHRAN & 112 E. STODDARD:**

**Public Hearing Opened: 7:18 P.M.**

Community Development Director Myrkle explained that this board had already taken action a few months ago and approved this lot split. However, the owners would now like to split the property different than originally planned.

**Mr. Clasgens**, 112 E. Stoddard, explained that they would like to move the fence back further to make the space more usable.

Community Development Myrkle stated that the only concern would be to make sure that ample parking is left for the tenants to park at 234 N. Cochran and he feels that the area would still be adequate.

**Public Hearing Closed: 7:27 P.M.**

**D. ACTION –LOT SPLIT 234 N. COCHRAN & 112 E. STODDARD:**

**Commissioner Leaser moved, supported by Bly to approve the lot split for 234 N. Cochran & 112 E. Stoddard according to the drawing presented to increase the lot of 112 E. Stoddard. Carried. 7 Yes. 0 No.**

**E. PUBLIC HEARING- LOT SPLIT- 415 PLEASANT ST.:**

**Public Hearing Opened: 7:29 P.M.**

Community Development Director Myrkle stated that this lot has two houses owned by Robert Bauer. He would like to be able to sell them as separate parcels in the future and therefore is requesting this lot split.

Robert Bauer was present and stated that years ago there was one house owned by his grandfather and he then built another house in the backyard creating this situation. He would like to split the parcels to be able to sell them separately in the future.

**Public Hearing Closed: 7:51 P.M.**

**F. ACTION- LOT SPLIT- 415 PLEASANT:**

**Commissioner Hoy moved, supported by Snyder to approve the lot split for 415 Pleasant as presented to be split down the middle of the garage. Carried. 7 Yes. 0 No.**

**REPORTS, COMMENTS, CORRESPONDENCE:**

**STAFF REPORT:**

Community Development Director Myrkle presented the members with information regarding storage of recreational vehicles and equipment. He stated that he would like the commissioners to think about if they want to change Chapter 82-454 regarding the regulation of these types of vehicles and equipment. He stated that the city has been receiving many complaints regarding motor home parking, boats, ATV's, jet skis and campers in front yards.

Commissioner Snyder asked about the status of food trucks.

Community Development Myrkle stated that the council chose not to address the issue at this time.

**LATE PUBLIC COMMENT:** None.

There being no further business, Commissioner Bly moved to adjourn at 8:13 p.m.

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Ginger Terpstra, City Clerk, CMMC