

PLANNING COMMISSION MINUTES
Regular Meeting
December 5, 2017

CALL TO ORDER: The December 5, 2017, Planning Commission meeting was called to order by Vice Chairman Rosier at 7:00 p.m.

PRESENT: Vice Chairman Rosier, Commissioners Bly, Snyder, Clarke, Brummette, Harag, Leeser and Council member Bahmer.

ABSENT: Commissioner Hoy.

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

APPROVAL OF MINUTES:

Motion by Commissioner Snyder, second by Harag to approve the minutes of November 14, 2017 as presented. 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: Lee Howser, 210 E. Henry, stated that a 6' high vinyl fence was approved in the site plan. Discussion was held on the height of the fence to increase it to 8' high and that did not alter the material to be used. He would like the original version approved.

Kathleen Miyasato, 417 S. Cochran, stated that it should be an 8' high vinyl fence, the only difference was that it went from 6' high to 8' high. She stated that a wood fence would impact her property.

Lloyd Conway, 313 W. Lovett, stated that it was obvious in the site plan and now the cost is being socialized to the neighborhood. He would like to see the wishes of the neighbors honored by going with the better vinyl fencing.

Jody Whitehead, 420 Horatio, stated that she knows that it was supposed to be vinyl fencing. She has been dealing with trash against fence, trees are being cut down and left to lay there. This project has already cost her \$7,000.00 in decreased value of her home and she frankly does not care what the fence costs him.

Sandy Osborn, 414 S. Cochran, stated that this project has already cost Mr. Roberts \$722,500, close to a million dollars so the increase in fence cost would be about 3.5%. She provided pictures to the commission of wooden fences stating that no wooden fences look good.

Carol Monroe, 414 Horatio, stated that the site plan indicated a 6' vinyl fence, the motion changed it to 8' fence. She asked why do they have to return? She has a beautiful vinyl fence that she has had for 20 years. She hopes that it remains a vinyl fence.

Chris Laverty, 403 S. Cochran, stated that he was there with his wife Deborah Angel. He stated that he had watched the October 3rd video which was a long meeting. He then watched the November 14th meeting where his name came up numerous times and he was never notified of that meeting. He stated that was unfair to him and his neighborhood. He wants a vinyl fence. A vinyl fence was talked about. He stated that the neighborhood has given up a lot. He doesn't care what it would cost, there is no room for green space and there has been no compromise on their part. It was an 8' vinyl fence that the commission voted on to go all the way around the property.

Brian Osborn, 414 S. Cochran, stated that in terms of green space this is right on top of these people's property. The cleaning of a wooden fence takes more pressure. To clean a vinyl fence it would take a 40 degree tip and you could clean as fast as you could walk it because it is not pores. With this big of an expense this is peanuts in the big picture.

Mary & Daniel Nordenbrock, 418 Horatio, sent a letter stating that the Dairy Queen parking lot is close and the headlights shine in their kitchen window. They need a screen of some type.

Ben Phlegar, 425 Horatio, would like what provides best screening of light and noise without regard to cost.

Floyd Burley, 421 S. Cochran, sent a letter stating that he understood that it was going to be an 8' vinyl fence. He stated that there will be a cost to maintaining a wooden fence and wondered who will be responsible for the side facing the residence.

Brett Roberts, 3494 Sherman Rd, stated that the conditional use required an 8' fence.

NEW BUSINESS:

A. CLARIFICATION OF FENCE REQUIREMENTS – DAIRY QUEEN:

Commissioner Harag moved, supported by Snyder to require an 8' vinyl fence. Carried. 7 Yes. 0 No. 1 Absent (Hoy)

REPORTS, COMMENTS, CORRESPONDENCE:

STAFF REPORT: None.

LATE PUBLIC COMMENT: **Lee Howser**, asked who would hear the appeal if Mr. Roberts was to appeal.

Community Development Director Myrkle stated that it would go before the Zoning Board of Appeals which is the City Council.

Chris Lavery, 403 S. Cochran thanked the commissioners for listening to the residents and for their kind consideration.

There being no further business, Commissioner Bly, supported by Snyder moved to adjourn at 7:36 p.m.

Ginger Terpstra, City Clerk, CMMC