

Planning Commission Minutes
August 29, 2017

Meeting called to order by Ruthann Northon, at 5:15pm

Present:

Zack Szakacs
Ruthann Northon
Bill Britz
Jason O'Dell
Becky Tea
Sarah Dvoracek
Bridgette Miniear

Guest:

Claire Karner – Beckett & Raeder

Absent:

Casey Keysor
Roger Elkins

Monthly Planning Commission Meeting:

New Business:

- McDonald's Corporation Façade – McDonald's wants to change the outside visual appearance and signage.

Approval of McDonald's Façade change

Motion made by Britz, supported by Tea

Yeas: 3

Nays: 0

- Master Land Use Plan – Need approval to send a Resolution to City Council allowing the 2017 Master Land Use Plan to be put out for review for 63 days. The Resolution will be submitted to City Council at the next council meeting, September 5, 2017.

Approval of Resolution for Master Land Use Plan

Motion made by Britz, supported by O'Dell

Yeas: 4

Nays: 0

- Zoning Ordinance – Discussed changes made by Karner. Tea would like to change sign ordinance for R-1, R-2, R-3 and R-4 Districts from 18 square feet to 8 square feet. Also change C-1 and C-2 districts from 100 square feet to something smaller. Northon would like height limit for C-1 and C-2 Districts lowered. Tea and Northon also expressed concern about digital and illuminated signs. Karner will research other community ordinances to find reasonable changes. Discussion on where it would be legal for Adult Entertainment business. As ordinance stands currently, there is not a realistic location in C-1 or C-2. It was agreed I-2 would be acceptable. It was discussed that LDFA property not zoned needs to be zoned as I-2. Any other proposed changes need to be sent to Karner within the next two weeks. Karner will make changes to Zoning Ordinance and have draft available by September 11, 2017. The Zoning Ordinance needs to be passed on to Jim White for review.
- Public Hearing to discuss new Zoning Ordinance set for Monday September 18, 2017 at 6pm. Planning Commission Meeting to accept Zoning Ordinance to follow. Suggested that Public Hearing Noticed be added to August 2017 water bills.

Meeting Adjourned at 6:45pm