

PLANNING AND ZONING COMMISSION
THURSDAY, July 9, 2009
7:00P.M. – COUNCIL CHAMBERS

Members Present: Chairman Turnroth, Bill Groleau, Matt Lillpop, Bob Machnicki, Chuck Koehler, Don Koehler, Mark Vandersnick, Sandy Henrekin – RFCDC, Mayor Blanton, Richard Downey, Mark Searing and Sylvia Frey - Secretary.

Audience Present: Rodger Hampton

Members Absent: Debi Burke and David Erby

Quorum was met and official business could be conducted.

First item of Business – PUBLIC HEARING – Rezoning Request – 1504 P-town Rd –

James/Kathy Behrens, owners: Chairman Turnroth asked members for a motion to open the public hearing. Motion was made by Bob Machnicki, seconded by Mark Vandersnick to open public hearing. Hearing was opened at 7:02pm. Petitioners are James/Kathy Behrens. They are requesting to be rezoned from R-2 (residential) to B-1 (commercial) for future business ventures. Members voted unanimously to approve the petition for rezoning from R-2 to B-1 – 7 (yes). A motion was made by Mark Vandersnick, seconded by Bill Groleau to close this public hearing - hearing closed at 7:05pm.

Next Item of Business – Old Business – 1408 10th Avenue – Variance Request:

Chairman Turnroth reopened the discussion regarding the variance request for 1408 10th Avenue. Ordinance says minimum 30' side yard; whereas, enclosed structure would be extended up to the south property line which is in line with the city sidewalk area.

As requested from last month's meeting, the members were given a written letter of legal opinion from the city attorney for their review. This opinion stated this request should not be granted, in that, this request does not comply with the setback requirements of the ordinance and would constitute a dangerous precedent for future requests by other persons. Based on this opinion, a motion was made by Bob Machnicki, seconded by Mark Vandersnick, to make a recommendation to deny this variance request as presented at this time. Motion carried – 7 (yes).

Approval previous month's minutes (6/11/09): Chairman Turnroth asked for the members' approval of minutes from 02/12/09. A motion was made by Debi Burke, seconded by Mark Vandersnick to approve these minutes. Motion carried.

Next item of Business – Committee Items: Sandy Henrekin updated the members on the progress of the comprehensive plan. She stated meetings have been held along with hiring a consultant group to help in implementation (demographics – development). She also stated that the city's efforts in preparing plans with prior consultants (Tincher – Vandewaile) has played a vital role in obtaining the Schrieber-Anderson consulting firm. Schrieber-Anderson would not have considered working with the city without these plans. The members will be presented individual sections of the plan for their review in the near future.

Members discussed the P&Z budget which was recently approved by city council. Richard spoke on various line items (legal expenses – training/seminars – equipment – comprehensive plan expenses – attorney fees).

Discussion was held on the progress at Reliant. It was reported that cleanup continues at the site by Terracon. Richard stated the city is still working towards a stipulation loan for asbestos removal and demolition of buildings on east side of property – possibly looking at this work to be done by May 2010.

With no further business to be discussed, a motion was made by Don Koehler, seconded by Chuck Koehler, to adjourn meeting. Next meeting date will be August 13th at 7:00pm. The meeting was adjourned at 7:32pm.

Respectfully submitted,

Chairman Rick Turnroth