

PLANNING AND ZONING COMMISSION
Thursday, May 12, 2016
5:30P.M. – COUNCIL CHAMBERS

Members Present: Rick Turnroth, Don Koehler, Chuck Koehler, Mark Vandersnick, Mike Spain, Tony Sosi, Robbin Blackert – City Administrator, Mark Searing – Building Inspector and Sylvia Frey

Members Absent: Terry Wolf, Rich Fassig, Alderman George Logan Jr, Mayor William Wescott

Attendees: Bill Stickel

Roll Call was made. Quorum was met and official business could be conducted.

In the absence of Chairman Rich Fassig, Acting Chairman Mark Vandersnick asked if there are any audience requests. There were no requests made.

First item of Business – Approval of previous months minutes – (4/14/16): Acting Chairman Mark Vandersnick asked for the members' approval of minutes for 4/14/16. Motion to approve minutes was made by Don Koehler, seconded by Chuck Koehler to approve minutes. All – yes – motion carried.

Next item of Business – 2015 International Zoning Code: Mark Searing asked members if they were interested in moving forward with incorporating the 2015 International Zoning Code into the city's existing zoning ordinances. Members felt they needed additional time to review both codes as the international zoning code is very detailed and informational. Members will bring this item back to next month's meeting.

Next item of Business – Discussion – Allowable Use (Flea Market) in MU-1 Zoning District: Bill Stickel gave each member a roughed out site plan for the flea market area (east side of property) located at 610-612 West 2nd Street as requested by the members from last month's meeting. Bill stated he's measured out approximately 25 parking spots (29'x16') within this area. The flea markets would be held seasonally. Discussion was held and the members showed no objection to this type of event as an allowable use in MU-1 Zoning. A motion was made by Tony Sosi, seconded by Don Koehler to approve the flea market area with Parcel#11-28-252-002 and Parcel#11-28-252-003 as 'allowable use' in this MU-1 zoning district. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Tony Sosi (yes), Mike Spain (yes). Motion carried – 6 (yes)

Next item of Business – Discussion – Allowable Use (Outdoor Remote Race Track) in MU-1 Zoning District: Bill Stickel's roughed out site plan also included the west area of this property being transformed into a racing car track along with indicating where fencing will be located as a buffer from the residential area and parking lot area. Members expressed concerns regarding the noise/fumes level and how this will affect the lifestyle quality of the surrounding residents. Bill stated he would only allow electrical remote cars which would not generate any fumes and as members witnessed last month, the noise quality of these remote cars would be low. He stated he would mandate a 'shut-down' time of 10:00pm each night. Bill just wants to know if there is any community interest in this type of event and if so, he could be planning to develop an indoor racing track in the future. It was suggested to designate each parcel# for the areas for the flea market and race track for future clarification. A motion was made by Tony Sosi, seconded by Don Koehler to approve the remote race car track with electric cars only and nightly 'shut down' at 10pm, with Parcel#11-28-401-007 and Parcel#11-28-401-008 as 'allowable use' in this MU-1 zoning district. Vote Tally: Rick Turnroth (yes), Chuck Koehler (yes), Don Koehler (yes), Mark Vandersnick (yes), Tony Sosi (yes), Mike Spain (yes). Motion carried – 6 (yes)

Next item of Business – Resignation – Rich Fassig: Acting Chairman Mark Vandersnick stated the Mayor has received Rich Fassig's resignation as he will be transferring to another parish at this time. He asked the members to bring the Mayor any suggestions for potential members as soon as possible.

Member Items: Mark Searing stated next month's meeting will contain two public hearings for the Hallman and Schmitt properties and quorum will be needed.

With no further discussion, a motion was made by Chuck Koehler, seconded by Tony Sosi to adjourn meeting. Motion carried. Next meeting is June 9, 2016 at 5:30pm. The meeting was adjourned at 6:20pm.

Respectfully submitted,


Acting Chairman Mark Vandersnick

