

Planning and Zoning Minutes

March 22, 2017

Members Present: Ron Courtois, Chairman, Kristopher Klaus, Paul Turner, Seth Amschler, Tim Baer, and Building Official/Zoning Administrator Angela Fields.

Chairman Ron Courtois opens meeting at 5:30 pm.

Discussion was held regarding the request by Jim Kiefer of Heartland Baptist Church. The church has recently purchased the property and would like to hold regular church services at the property located at 829 W. St. Joseph Street (formerly Miller Funeral Home). The property is zoned an R-2 (single family residential) and requires a special use permit to operate a church in that zoning district. Guyout Lumber, an adjacent property owner submitted a letter stating the business had no problems with the church and welcomed them to the neighborhood. No one in the audience had any questions, therefore Paul Turner makes the motion to approve the request. Motion is seconded by Kris Klaus. Motion passes unanimously.

Discussion was held regarding the request by Kelsey Meyer to operate a daycare out of a building at 1004 Star Street. Mrs. Meyer lost her home and business due to the tornado on February 28, 2017. 1004 Star Street was the home of a daycare a few years ago. The property is zoned an R-2 (single family residential) and requires a special use permit to operate a daycare. The commission was pleased that she was able to find an alternative location for her business. No one in the audience had any objections. Kris Klaus makes the motion to approve the request. Motion is seconded by Paul Turner. Seth Amschler abstains from voting, Kelsey is Seth's sister. Motion passes.

Discussion was held regarding the request by Lynne Brewer to approve the Final Plat of Brewer Subdivision that encompasses 700, 704 and 706 N. Main. The property is currently divided in to 2 lots. One lot contains a single family home and the other lot contains (2) single family homes and a non-conforming trailer park. The Brewer's would like to divide all of the homes onto separate lots, as well as the trailer park. Lots 1, 3 and 4 would be considered "non-conforming" lots due to the road frontage of less than 75'. However, the structures meet the minimum side yard requirement and the city has no objections to the lot sizes or configurations. Commission agrees that a non-conforming lot cannot be made more "non-conforming". Therefore they have no objections to the lot sizes. Paul Turner makes the motion to approve the request. Motion is seconded by Seth Amschler. Tim Baer abstains from voting. Motion passes.

Discussion was held regarding the request by Colby Thompson for a boundary adjustment at his property located at 2874 Moore Drive. He would like to give his neighbor, Josh and Kelsey Meyer, 30' of his property before the lots are rebuilt after the tornado. Kris Klaus makes the motion to approve the request. Motion is seconded by Paul Turner. Seth Amschler abstains from voting, Kelsey is Seth's sister. Motion passes.

Kris Klaus presents a motion to approve the minutes of the November 17, 2016, meeting. Motion is seconded by Paul Turner. The motion passes unanimously.

There being no further business. Time Baer presents a motion to adjourn the meeting. Kris Klaus seconds the motion. The motion carries unanimously, and the meeting is adjourned.

Tim Baer, Acting Secretary