



PLANNING AND ZONING COMMISSION MEETING

December 14, 2021

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order by Chairperson Sarah Ritchie at 6:00pm.

2. Roll Call

Present:

Sarah Ritchie

Al Farris

Bob Ormsby

Jeromy Pribil

Josh Rabe

Absent:

Misty Soldwisch

Erin Freeberg

3. Agenda Approval

Commissioner Farris moved to approve the agenda of December 14th, 2021 Planning and Zoning Commission meeting. Commissioner Rabe seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe.

Opposed: None

4. Minutes Approval

Commissioner Ormsby moved to approve the minutes of November 9th, 2021. Commissioner Rabe seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe.

Opposed: None

A. November 9, 2021 Minutes

5. Public Comment

6. Old Business

7. New Business

- A. Consider a request from Andrea Bierstedt to rezone property located at 404 South Jefferson Way from C-2 (Highway Commercial Zoning District) to R-2 (Single-Family Residential Attached Zoning District).

Mr Dissell explained that this property is for sale and is finding it difficult to sell with the current zoning. In short, the banks do not want to loan money with the current zoning. If the current home were destroyed, they would not be able to rebuild a residence. The staff does recommend that this be approved as submitted.

Commissioner Rabe spoke about Mr Rasko's concern that this would be considered spot zoning.

Mr. Dissell explains that this property is adjacent to additional R2 properties, and therefore it would fall under the comprehensive plan. Creating a small section of R2 versus an island. Commissioner Farris expressed a concern regarding the comprehensive plan and the need to actually rezone this. Stating that there are several businesses along that corridor and the intention of councils past to keep that growing with businesses.

Commissioner Rabe spoke about how this kind of property proves difficult to sell and how holding up this type of rezoning could lead to unsellable properties becoming dilapidated and eye-sores to the community.

Mr Dissell explained that the council typically looks at rezoning properties based on request. Commissioner Ritchie brought up doing blanket rezoning of these areas instead of doing this individually.

Mr Dissell said that it is a possibility if we wanted to gauge corridor interest.

Commissioner Rabe made note that if council did approve this, that it would be setting some precedence for this type of situation.

Commissioner Ormsby moved to approve the agenda item. Commissioner Rabe seconded the motion.

AYES: Sarah Ritchie, Bob Ormsby, Jeromy Pribil, Josh Rabe.

Opposed: Al Farris

- B. Consider a request from Lee Adams of Danlee Corporation for a vacation of a storm sewer easement

Mr. Dissell provided an overview

Commissioner Rabe moved to approve the agenda item. Commissioner Farris seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe.

Opposed: None

C. Approval of 2022 Calendar

Commissioner Farris moved to approve the 2022 meeting calendar for the Planning and Zoning commission. Commissioner Rabe seconded the motion.

AYES: Sarah Ritchie, Al Farris, Bob Ormsby, Jeromy Pribil, Josh Rabe.

Opposed: None

8. Comments

A. Building Permit Report

B. Current Projects

9. Adjourn

The meeting was adjourned at 6:23.