



PLANNING AND ZONING COMMISSION MEETING

February 8, 2022

6:00 PM

City Council Chambers

Minutes

1. Call to Order

This meeting was called to order at 6:00 PM

2. Roll Call

Present: Misty Soldwisch, Sarah Ritchie, Bob Ormsby, Jeromy Pribil, Courtney Marmon, Lin Stecker

Staff: Charlie Dissel, Miranda Chadwick

3. Agenda Approval

Bob Ormsby made a motion to approve the agenda.

Sarah Ritchie seconds the motion.

4. Minutes Approval

Josh Rabe makes a motion to approve the minutes from January's Planning and Zoning meeting.

Bob Ormsby seconds the motion.

A. January 11, 2022 Minutes

5. Public Comment

Charlie Dissel discussed recent properties that this amendment would apply to and how having this amendment would help with the sale of those properties. Sometimes rezoning is possible on these properties and other properties where it does not line up with the comprehensive plan to rezone them.

There are other cities with codes that have the verbiage that supports the rebuilding of the structure as a residence as it was, when there are circumstances outside of the owner's control, when that property is destroyed 50% or more. This does not apply to houses that have been neglected and are already in a dilapidated state beyond 50%.

Misty Soldwisch asks if the nonconforming use would apply to vacant properties that have gone into foreclosure?

Charlie explains that it really doesn't apply in that situation. However, if there was a home that was for sale for a duration longer than six months, and the intention is to maintain that single residency, it would still qualify. If there was a property that simply sat vacant for longer than 6 months, it would not qualify for this amendment if there was a disaster.

Misty Soldwisch brought up the issue of a fire and how long it can take for insurance companies to move forward with a project. Would they still qualify if that extends beyond six months?

Charlie states that the home owner would just need to make sure that they are in communication with Community Development so that we know where they are in that process and what their intent is.

Courtney Marmom asks if we are just looking for some type of active work on the property?

Charlie confirms that is accurate.

The council would like some type of qualifying language added to the code that states that there would be some type of contract or permit filed by 180 days if the work has not started by then.

Bob Ormsby asks for clarification on conditions that would qualify.

Charlie explains that it wouldn't have to be something necessarily caused by an act of God. It could also be from an accidental fire. However, a house in a floodplain destroyed by a flood would not qualify.

Jeromy Pribil makes a motion to approve the zoning regulation amendment request with the condition that city staff develops and includes that qualifying language.

Bob Ormsby seconds the motion.

The vote is unanimously in favor of the approval of the amendment.

6. Old Business

7. New Business

- A. Consider recommendation on request for approval of an amendment to Chapter 165, creating an exception to nonconforming structures.

Charlie

8. Comments

Charlie welcomes Lin Stecker to the board.

- A. Building Permit Report

B. Current Projects

9. Adjourn

The meeting is adjourned at 06:18.