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**MINUTES**

**1. CALL TO ORDER**

Greg Buckley called the meeting to order at 5:30 PM.

**2. ROLL CALL**

Present: Greg Buckley, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski and Pat Klein.

Excused: Rick Inman

Also Present: Ryan Ross, Jake Ross, Logan Ross, Mark Bami, Rhonda Bami, Bobbie Mahn, Nathan Schultz, Tracey Koach, Bonnie Shimulunas and Recording Secretary Adam Taylor.

**3. ACTION ITEMS**

**A. Review request to rezone, from I-1 to R-3, located at 1608 Monroe Street, submitted by applicant and owner Mark Bami.**

The property is currently zoned I-1 (Industrial). It has operated as a home/business for many years. The City's Comprehensive Plan shows this property as Residential on the Existing Land Use Map, however it shows up as Industrial on the Future Land Use Map. The Plan Commission explored options of potentially changing the Comprehensive Plan to allow for residential. The discussion was agreed upon that the best course of action is to keep the Comp Plan intact, as it would allow Metal Ware Co. to expand in the future if needed.

Motion to recommend the rezoning request to the City Council.

Motion made by Wachowski, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Koach, Klein, Wachowski

Voting Nay: Lee, Heckenlaible

Motion Carried

**B. Review existing conformance status of previously approved Conditional Use Permits at 2005 Hawthorne Avenue.**

**C. Request to amend a Conditional Use Permit for self-storage facilities located at 2005 Hawthorne Avenue, in the Business District (B-2), submitted by TR Storage LLC (applicant and owner).**

Agenda Items B and C were discussed in tandem. Mr. Buckley noted that the City Council on June 2 tabled action on this CUP application and referred it back to the Plan Commission for additional review, after hearing concerns at the June 2 public hearing regarding non-compliance with previously issued CUP's.

Mr. Heckenlaible reviewed photos and maps of the property that accompanied the agenda for this meeting, noting various non-compliance issues at the property. He stated that some issues, such as an excess number of signs along the property frontage and U-Haul trucks and trailers parked in the wrong area of the site, have already been corrected following initial discussion with the property owner.

Mr. Heckenlaible noted other non-compliance issues that still need to be addressed include outdoor storage of auto parts and used tires, as well as landscape materials (topsoil and mulch), which are not allowed under the current CUP's. The direction of traffic flow on the property, addressed in earlier CUP's, is also an issue to be addressed. The property owner, Ryan Ross, stated that he intends to apply for amendments to the existing CUP's to address these issues.

Mr. Buckley stated that the City Attorney had suggested a possible path forward that would both address the various compliance issues and allow the property owner to move ahead with construction of the two new storage buildings addressed in the CUP: an added condition that would allow use/occupancy of the new buildings only after the property is in compliance with all existing or (potentially) amended CUP's that apply. He added that he anticipated, based on discussions with Mr. Ross, that applications for various amendments to the existing CUP's will likely be filed in time for consideration at the July Plan Commission meeting. He further suggested that an on-site meeting for review of any such applications might be in order.

Mr. and Mrs. Schultz, owners of 2011 Hawthorne Avenue, addressed their concerns about non-compliance with the current CUP's. They expressed appreciation for the corrective measures taken to date. They also expressed an interest in seeing further landscape screening of the subject property along their common property line, extending further toward the West Twin River.

Mr. Buckley acknowledged that the City needs to improve on its review/inspection of existing CUP's to assure ongoing compliance with approved conditions. He also pointed out that the City's current Zoning Code does not have any special provisions for "shore yards" along waterways--they are simply (in most cases) "rear yards" when it comes to zoning regulations.

The City Manager also stated that Mr. and Mrs. Schultz, along with other owners of properties within 200 feet of the applicant's property, will be invited to any Plan Commission meeting where this matter is being considered.

Kristin Lee excused at 6:30 PM.

A motion was made to recommend approval of the requested CUP, with the following additional condition:

--The new storage buildings shall not be occupied until the site is brought into full compliance with all previously-issued CUP's for 2005 Hawthorne Avenue, either as they now exist or as they may be amended prior to such occupancy

Motion made by Wachowski, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Klein, Wachowski

Motion Carried

#### **4. FOR DISCUSSION**

##### **A. Discussion of Possible Ordinance Amendment to Create a Requirement for a Mowed Perimeter Zone Around Undeveloped Properties—For Purposes of Providing a Fire Break and Pest Control**

The Plan Commission showed a consensus of interest for this discussion item to move forward as a future action item.

#### **4. ADJOURNMENT**

Motion to adjourn at 6:45 PM.

Motion made by Wachowski, seconded by Koach.

Respectfully submitted, Adam Taylor, Recording Secretary