



MINUTES

1. CALL TO ORDER

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

2. ROLL CALL

Present: Greg Buckley, Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, and Adam Wachowski.

Also Present: Steve Bacalzo, Doug Brandt, Bonnie Shimulunas, Mike Johnson, Paul Secker, Colleen Inman, Jeff Gordon, Derek Petska, Tom Christensen, Keith Laurent, Brian Laurent, Parker Reif, Jim Reif, and Recording Secretary Adam Talor.

3. ACTION ITEMS

A. Request to rezone 1509 – 19th Street, Parcel 053-000-050-030.09, from Business (B-1) to Residential (R-3) submitted by Joan Johnson (applicant and owner).

A motion was made to recommend the rezoning request to the City Council on the condition that turf grass shall be planted in the front yard and terrace area.

Motion made by Heckenlaible, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

B. Request to rezone 2114 East River Street, Parcel 053-000-027-021.08, from Residential (R-3) to Residential (R-4) submitted by Steve Bacalzo on behalf of Lamplighter Rentals LLC (applicant and owner).

Staff found that there are up to 8 different properties in the surrounding area operating as a 3- or 4-unit dwelling. Staff is not sure how long these properties have been operating as such. Plan Commission staff lean towards allowing the properties to exist as non-conforming uses. The City plans on contacting the City Attorney on how to proceed with this item.

A motion was made to table the meeting for October to allow staff to obtain more information.

Motion made by Wachowski, seconded by Lee.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

C. Review proposed amendment to a previously approved PUD plan located at 1609 – 16th Street, submitted by Brian Laurent, applicant and owner.

A motion was made to recommend the plan amendment and garage proposal to the City Council.

Motion made by Wachowski, seconded by Inman.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

D. Request for a Conditional Use Permit for a gas station located at 1421 Washington St, in the B-1 Business District, submitted by ACE Building Service (applicant) and Thomas Christensen (owner).

A motion was made to recommend approval of the CUP to the City Council.

Motion made by Koach, seconded by Wachowski.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

E. Review of Site and Architectural Plan for Sauve’s Auto Service addition, located at 1421 Washington St, submitted by ACE Building Service (applicant) and Thomas Christensen (owner).

Sauve’s Auto Service would like to expand the business, creating a total square footage of 6,600 square feet and a parking lot with 18 parking spaces. The recent land combination CSM allowed for enough space to expand the business.

The Plan Commission discussed the following revisions required on the plan:

- Revise the plan to define an area for the dumpster
- The area for tire storage shall be screened off
- ADA Parking space is required

A motion was made to approve the plan as presented with the above revisions and encouragement for curbing of the landscape area.

Motion made by Wachowski, seconded by Inman.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Heckenlaible, Wachowski.

Motion Carried

*Matt Heckenlaible takes his leave for an emergency at 6:30pm.

F. Review and recommend modifications to the driveway regulations.

In 2022 the Plan Commission reviewed modifications to the driveway regulations. It is now being brought to the attention of the Plan Commission again. The Plan Commission staff along with Jim Reif (Jim Reif Builders) discussed amending the current ordinance for driveways.

A motion was made to recommend the City Council to waive the existing driveway regulations for new construction homes and for staff to work out a more complete amendment to the code.

Motion made by Wachowski, seconded by Inman.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Lee, Wachowski.

Motion Carried

4. ADJOURNMENT

Motion to adjourn at 7:00 PM.

Motion made by Wachowski, seconded by Inman.

Respectfully submitted, Adam Taylor, Recording Secretary