



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, Darla LeClair 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 denial of the rezoning request to the City Council.

Motion made by Heckenlaible, seconded by Lee.

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).

This property is existing as a non-conforming use in the residential district. The Plan Commission discussed the potential of rezoning the lot to a PUD District or perhaps issuing a Conditional Use Permit if possible. City staff will need to do more research into the code, as well as meet with the City Attorney on how to proceed with this item.

A motion was made to table the meeting for November 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. Request for an electronic changing message (ECM) sign to be located at the southwest entrance of the LB Clarke Middle School property at 4613 Parkway Blvd.

Plan Commission staff discussed potential light nuisance concerns to neighboring properties, as well as traffic flow.

A motion was made to approve the sign with the following conditions:

1. Hours of operation: 7:00am – 9:00pm
2. Any changes to the traffic pattern for the parking lot will need to be reviewed in relation to the sign's location.

Motion made by Wachowski, seconded by Heckenlaible.

Roll Call Vote:

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

Motion Carried

D. Review Front Yard Garden Program for consideration of 2025 continuation, submitted by Council Member Darla LeClair.

A motion was made to recommend a revision to Section 10-1-15G.(4)(b)(6) to read as follows:

Produce gardening is permissible in front yards by meeting the following criteria:

[a] Produce gardens must be planted in raised beds and/or containers

[b] 4-foot setback is required from the front property line

[c] 3-foot maximum plant height is allowed

[d] Total garden area is limited to 100 square feet of soil surface

[e] Raised bed height allowed shall be a minimum of 6-inches and a maximum of 24-inches

Motion made by Heckenlaible, seconded by Lee.

Roll Call Vote:

Voting Yea: Buckley, Lee, Heckenlaible.

Voting Nay: Inman, Koach, Wachowski.

Motion Failed

4. ADJOURNMENT

Motion to adjourn at 6:48 PM.

Motion made by Wachowski, seconded by Inman.

Respectfully submitted, Adam Taylor, Recording Secretary