



MINUTES

1. CALL TO ORDER

Adam Wachowski called the meeting to order at 5:34 PM.

2. ROLL CALL

Present: Rick Inman, Kay Koach, Kristin Lee, Matt Heckenlaible, Adam Wachowski and Pat Klein.

Excused: Kyle Kordell

Also Present: Bonnie Shimulunas, Jeff Sachse, and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Request for a Conditional Use Permit for the operation of self-storage units, located at Columbus Street, Parcel No. 202-201-010-9, in Industrial District I-2, submitted by Brian Backler.

The owner of 1912 Columbus Street has requested a conditional use permit for a self-storage development on the south side of the property. The owner of this property owns the adjacent lot and is currently in the process of a land division, which is why the site plan shows proposed lot lines. This land division will move the lot lines slightly to make a self-storage development possible on the adjacent lot at the above parcel number. The site will have 24-hour customer access and there shall be no outdoor storage or operations. The owner shall obtain an approved land division and implement a stormwater management plan before site and architectural approval.

Motion made to recommend approval of the CUP to the City Council.

Motion made by Heckenlaible, seconded by Inman.

Roll Call Vote:

Voting Yea: Inman, Koach, Lee, Heckenlaible, Klein, Wachowski

Motion Carried

B. Ordinance to amend Section 10-4-18, entitled "Signs Permitted by Zoning District" to regulate the erection of billboards in the city.

This amendment was discussed at the November Plan Commission meeting, is now being presented as an action item. The Plan Commission discussed further whether this ordinance should be changed. There was a consensus among the members that the current ordinance should stay (omitted number 4, of the relevant document), as long as a permit is required. The board urged staff to come up with an appropriate fee for billboards and keep the ordinance language as it currently stands.

Motion made to table this item to the January Plan Commission Meeting to allow for staff to change the fee for billboard signs.

Motion made by Klein, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Inman, Koach, Lee, Heckenlaible, Klein, Wachowski

Motion Carried

4. FOR DISCUSSION

A. Discussion of a possible ordinance amendment to Section 10-1-15 I (3)(c) to regulate the height of fences.

The ordinance is currently vague for the regulation of fence heights in the side and rear yards. The Plan Commission believes that there is more specific language stated elsewhere in the code.

City staff will conduct more research into the ordinance to see if this needs to be updated.

B. Review of Extraterritorial Plat of Survey completed by Benjamin Reenders, Licensed Surveyor, Parcel 018-125-013-001.00.

Staff presented a plat of survey that was received for this property to show how the owner plans to make a land division work. A finalized certified survey map will be presented at a future meeting for approval.

C. Discussion of changes to building permit and inspection fees for 2026.

Staff discussed potential changes to permit fees that will be presented to City Council soon.

4. PUBLIC INPUT

No public input occurred.

5. ADJOURNMENT

Motion to adjourn at 6:50 PM.

Motion made by Koach, seconded by Inman.

Respectfully submitted, Adam Taylor, Recording Secretary