



MINUTES

1. CALL TO ORDER

Greg Buckley called the meeting to order at 6:30 PM.

2. ROLL CALL

Present: Greg Buckley, Rick Inman, Kay Koach, and Matt Heckenlaible.

Excused: Kristen Lee and Adam Wachowski

Also Present: Jeff Gordon, Chris Herzog, Doug Brandt, and Recording Secretary Adam Taylor.

3. ACTION ITEMS

A. Review of Site and Architectural Plan for the construction of a warehouse / fitness building at 1012 – 33rd Street, submitted by ACE Building Service (applicant) and David Kalista (owner) – tabled from March 10, 2025, meeting.

The updated site plan changed the orientation of the building, allowing for more parking spaces and green space.

A motion was made to approve the Site and Architectural Plan with the following conditions:

- The use of the building is for personal service
- At least 12 parking spaces are required (2,392 square feet of usable floor area), which is shown on the approved site plan

Motion made by Heckenlaible, seconded by Koach.

Roll Call Vote:

Voting Yea: Buckley, Inman, Koach, Heckenlaible.

Motion Carried

B. Request for a Conditional Use Permit for a warehouse / private fitness facility located at 1012 – 33rd Street, in the Business District (B-2), submitted by ACE Building Service (applicant) and David Kalista (owner) – tabled from March 10, 2025, meeting.

The conditional use permit is required for a potential warehouse use in the future.

A motion was made to recommend the approval of the CUP to the City Council under the following conditions:

- The Conditional Use Permit shall lapse if a warehouse use isn't executed by April 21, 2030.
- A land combination shall be approved prior to Conditional Use Permit approval. This will require an updated parcel number on the CUP.

Motion made by Heckenlaible, seconded by Inman.

Roll Call Vote:
Voting Yea: Buckley, Inman, Koach, Heckenlaible.
Motion Carried

C. Consider a proposed amendment to the Zoning Code to add Short-Term Rentals as a Permitted Use in the R-1 Single Family Zoning District.

A motion was made to recommend the ordinance amendment to the City Council.

Motion made by Heckenlaible, seconded by Koach.

Roll Call Vote:
Voting Yea: Buckley, Inman, Koach, Heckenlaible.
Motion Carried

4. ADJOURNMENT

Motion to adjourn at 6:55 PM.

Motion made by Koach, seconded by Inman.

Respectfully submitted, Adam Taylor, Recording Secretary