



MINUTES

1. CALL TO ORDER

Chairman Buckley called the meeting to order at 5:31 PM.

2. ROLL CALL

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

Also Present: Community Development Director Elizabeth Runge and Zoning Administrator, Adam Taylor, Joseph Baeten, David Kalista, and Council Members Darla Le Claire and Bonnie Shimulunas.

3. ACTION ITEMS

- A.** Possible Amendment to Ordinance Sec. 10-1-15 G.(4.)(b.)(6) for the Pilot Program for Front Yard Gardens, presented by Environmental Advisory Board Committee.

The committee presented a pilot program to authorize the use of front yard gardens in 2023 outlined by the guidelines, an application process and \$20 fee.

A motion was supporting a pilot program, noting the cutoff date to enroll is moving back to May 15, 2023, and the number of participants is limited to 20.

Motion made by Adam Wachowski, seconded by Rick Inman

Roll Call Vote:

Voting Yea: Buckley, Heckenlaible, Inman, Wachowski, and Lee

Voting No: Koach, Pangburn

Motion Carried

Notes: Council President Wachowski and City Manager Greg Buckley departs at 6:05 pm to attend the Special Council Meeting.

- B.** Annual Review of Conditional Use Permit 2017-02 to continue operation of agricultural land use at 4115 Lincoln Ave.

There were no reports of non-compliance with the conditions of the CUP. The commission discussed satisfaction for the conditions of the animals being kept at this location.

A motion was made approving the CUP for another year.

Motion made by Eric Pangburn, seconded by Kay Koach

Roll Call Vote:

Voting Yea: Heckenlaible, Inman, Wachowski, Lee, Pangburn, and Koach.

Motion Carried

- C.** Review of City owned property surrounding L.B. Clarke Middle School and the School District's request for the ownership of the property to be transferred to the School District.

The school district has plans for additions to L.B. Clarke Middle School that extend onto the adjacent property the City owns. The City and the school would like to jointly use the adjacent open space for recreation. The City has discussed with the school district representatives that sharing the open space with the recreation uses and maintenance tasks identified in an agreement would be acceptable.

Note: City Manager Greg Buckley returns to the meeting at 6:18 pm.

A motion was made to support the property transfer from the City to the school district with an agreement in place to outline the shared use for recreational programming.

Motion made by Eric Pangburn, seconded by Rick Inman

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Inman, Pangburn, and Lee

Motion Carried

- D.** Request for a Conditional Use Permit for boat rentals at 1509 Monroe Street zoned (WF) Waterfront Business District, submitted by Baeten Lakeshore Properties, LLC.

Joseph Baeten presented a boat rental business at the 1509 and 1522 Monroe Street properties. The properties are separate but will work in tandem with each other. Boat rentals will include Pontoon boats that can be used on the river, and house boats which will be permanently docked on the property. The boats will include tracking devices to ensure harbor and lake restrictions are not broken.

A motion was made to modify the hours of operation from 7:00 am to 8:00 pm contingent upon arrival or appointment. Discussion on the name and ownership of the business regarding the two different addresses took place. It was also noted that there cannot be repairs made to other boats and the vessels and cannot be stored on the property.

Note: Rick Inman departs at 6:50 pm.

A motion was supporting the approval of the CUP.

Motion made by Koach, seconded by Lee

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Pangburn, and Lee.

Motion Carried

- F.** Review of Site and Architectural Plans for the Growth Garage located at 1010 34th Street, submitted by Growth Garage, LLC and Mau & Associates.

The project presented is for a business incubator marketed for the trades and storage units is proposed at the corner of 34th Street and Lincoln Avenue. The storage units require a Conditional Use Permit in this zoning district. The commission reviewed the conditions and added modifications.

The three parcels (053-162-401-010.02, 053-162-401-200.02, 053-162-401-170.08) must be combined for the development to proceed. The commission discussed biofilter and elevation details, along with off street drainage. An updated site plan is needed for the project to proceed. Developer intends to put in a line of trees on the West side of the property.

A motion to approve the site and architectural plans with the conditions outlined in the staff report and supplemental staff comments.

Motion made by Pangburn, seconded by Lee

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Pangburn, and Lee.

Motion Carried

- E. Review of Extraterritorial Parcel and Parcel in the City Limits on a Certified Survey Map (CSM) submitted by Cedar Creek Surveying, LLC.

A motion was made to approve the CSM.

Motion made by Pangburn, seconded by Heckenlaible.

Roll Call Vote:

Voting Yea: Buckley, Koach, Heckenlaible, Pangburn, and Lee

Motion Carried

4. ADJOURNMENT

Motion to adjourn at 7:21PM.

Motion made by Pangburn, seconded by Lee

Respectfully submitted,

Adam Taylor