

Minutes Approved August 4, 2009

Minutes
Planning and Zoning Commission
07/07/2009

The regular meeting was called to order at 7:00 p.m. at City Hall. Present were members, Dennis Thrasher, Dave Eden, Louis Woody, DF Eukel, Matt Lee, John Hull, and Code Enforcement Officer Bruce Conway. Absent were James Dennis, City Administrator John Rice, and Public Works Director Gene Stanton.

Minutes:

A motion to approve minutes for June 2, 2009 was made by Eden, seconded by Hull. Minutes were approved.

Public Hearing was held on Annexation of Golf Course and Gary Ewing Park:

There was no public comment on Annexation. Eukel questioned the reasoning of having the public hearing so close to the July 4th Holiday. He suggested to postpone any recommendation to the Board of Aldermen until individuals around the golf course could be contacted and get their thoughts on the issue. Eukel made a motion to postpone recommendation to Board of Aldermen until the August 4, 2009 Commission meeting. Seconded by Hull. Motion approved.

Public Comment:

None

Discussion of Code Change for living quarters below Main Street Market:

Chris Phelan came before the commission to discuss code changes to allow living quarters in the basement of the Main Street Market. Phelan wanted to discuss some of the requirements from Great Rivers; Phellon stated that as long as he has a 2 hour Firewall he does not need a sprinkler system installed. Conway stated he felt that the building did meet the requirements for the 2 hour firewall and that there are egress windows in the building that Great Rivers recommended. Phelan will frame in the stairway to accommodate a 2 hour fire rating. Eukel made a motion for text change to allow and to proceed to public hearing on August 4, 2009. Seconded by Lee. Motion approved.

Discussion was held on Business Licenses:

Conway stated he has observed people moving into buildings and starting up businesses only to find later they are not zoned properly. If we had business licenses we would know before they opened a business and be able to make sure the building met minimum building and life safety codes and was zoned correctly. The City could charge a small fee and the business would fill out an application which would allow the City to know the status of their workmen's compensation insurance and that they meet the new State requirements of not employing illegal aliens. Eden suggested a permit in lieu of a license, and no fee. Lee asked to research business licenses further.

Old Business:

None

New Business:

Conway stated that according to code we need to have roll call by name at all Planning and Zoning meetings. Eukel asked that we consider a text change to the current code that states that we will mail the agenda to the members 3 days prior to the meeting. At this time the agenda is being e-mailed to all members with e-mail addresses. Eukel suggested we put the agenda and minutes on the website for the members and the public to be able to view prior to the monthly meeting.

Conway stated that we need to elect a secretary from the Planning and Zoning Commission members. Hull made a motion to elect Matt Lee as Secretary of the Planning and Zoning Commission. Seconded by Eden. Motion approved.

Motion to adjourn made by Hull and seconded by Lee. Meeting adjourned.

Respectfully submitted,

Matt Lee, Secretary

Shari Weldy

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Secretary Designee