

Minutes
Planning and Zoning Commission
April 3, 2012

The regular meeting was called to order at 6:00 p.m. at City Hall.

The following members answering roll call: Louis Woody, Aletha Smialek, and Dave Eden. The following city personnel were also in attendance, Code Enforcement Officer Bruce Conway, Public Works Director Gene Stanton, and City Administrator Max Springer. Absent were DF Eukel, John Hull, Dennis Thrasher, and James Dennis.

Guests registering their attendance are listed on the sign-in sheet attached to and made part of the minutes.

After roll call DF Eukel arrived 6:01 p.m.

Minutes:

Minutes of the last meeting, which was held on Tuesday, March 6, 2012 were presented to the Commission for approval. Motion was made by Eukel, seconded by Smialek to approve the minutes. The following voice vote was recorded:

AYES: Woody, Eden, Smialek

NOES: None

ABSTAIN: Eukel

ABSENT: Hull, Thrasher, Dennis

With all present members voting, minutes approved

Agenda:

Motion was made by Eukel, seconded by Smialek to remove item 7 Comprehensive Plan Review. Motion was approved.

Motion was made by Eukel, seconded by Smialek to accept agenda with changes. Motion was approved.

Public Hearing #1 began 6:05 P.M.

Text Change for Bed & Breakfast:

Eukel questioned why the new definition limited the guest rooms to a maximum of 4. Woody stated 4 rooms and below is regulated by the County and all above 4 would be regulated by the State.

City Administrator Springer stated that the changes made would allow the City Code to accept the County Bed and Breakfast Ordinance. The City would then require a current copy of the County or State license and recent County or State Health inspection to be kept on file at City Hall. The City would only regulate off street parking and any transitional buffer that may be required.

Eukel questioned the City's authority to regulate signage for the Bed & Breakfast establishments or any business or individual including but not limited to the length of time a sign can be displayed, size of the sign, the number of signs, the kind or type of sign. He did not feel that the City should regulate signs that it would be self-limiting and was a matter of freedom of speech.

Public Comment:

Roger Schnake commented that he felt that Springer and the City by making changes such as these presented were making the City more business friendly.

Motion was made by Smialek, seconded by Eden to approve Text Change for Bed & Breakfast and proceed to Council. The following voice vote was recorded:

AYES: Woody, Eden, Smialek
NOES: Eukel
ABSTAIN: None
ABSENT: Hull, Thrasher, Dennis
Motion was approved.

Public hearing #1 closed at 6:14 p.m.

Public Hearing #2 began at 6:15 p.m.

Conditional Use Permit:

Conway stated that he had asked that the two Bed & Breakfast, one on 436 E. Center St. and the other on 406 S. McCause St to submit drawings of required off street parking. Center St. Bed and Breakfast had previously submitted all documents to Conway for review and presentation for the Public Hearing.

Public Comment: None

Motion was made by Smialek and Seconded by Eden to Approve the Conditional use permit for the Bed and Breakfast on 436 E. Center St and proceed to Council. The following voice vote was recorded:

AYES: Woody, Eden, Smialek
NOES: Eukel
ABSTAIN: None
ABSENT: Hull, Thrasher, Dennis
Motion was approved.

Public Hearing #2 closed at 6:30 p.m.

Appoint ADU Committee:

Eukel requested the ADU committee be renamed to Backyard Cottage Committee. All present agreed to name change.

Woody appointed the following to the committee:

- DF Eukel, Chairman
- Norman Jones
- Rick Thiesfeld

At this point Eukel asked Chairman to be excused from the meeting citing a prior commitment. Meeting was then closed at 6:43 p.m., due to lack of a quorum.

Respectfully submitted,

DF Eukel, Secretary
Shari Weldy
Secretary Designee