Planning Commission Minutes
City Council Chambers, City Hall, 612 N. Main Street
February 13, 2023

1. Call to Order
Chairperson Larson called the February 13, 2023 City Planning Commission Meeting to order at 12:00 P.M. noon in the Council Chambers, City Hall, 612 N Main Street.

2. Roll Call
Quorum is met, simple majority vote required for all items.
Present: Allen, Genzlinger, Jirsa (telephonically), Larson, Osterloo, Schmitz, Sonne.
Absent: Penney
Staff Present: Ellwein, Mayor Everson, Hegg, Jenniges, J Johnson, Schroeder.

3. Declaration Of Conflicts Of Interests
None.

4. Approve Agenda
Motion by Schmitz, seconded by Sonne to approve the proposed agenda. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

5. Approval of Previous Minutes
Motion by Genzlinger, seconded by Schmitz to approve the proposed minutes of the January 23, 2023 Planning Commission meeting. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

6. Schedule Next Meeting
Motion by Genzlinger, seconded by Osterloo to set the date for the next Planning Commission meeting for February 27, 2023. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

7. Plan Approval: Pro Contracting-1905 W Havens, zoned Highway Business District
Jenniges explained the applicant would like to put an addition on of 100' x 60'. This would be built over an existing gravel lot. Jenniges said that Hegg has seen the plans and it will meet the building code and does not need to be sprinkled. The applicant was not present to answer questions.

Public Works Director Schroeder stated that due to the building being erected on existing gravel, no drainage plan is required with the building permit.

Motion by Genzlinger, seconded by Jirsa to approve the plan. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

8. Rezoning: William Wittstruck-1005 S Kimball St and lot to the south
Jenniges explained that notices were published in the official newspaper and letters sent to neighbors with three letters returned in favor that made the packet and one in favor that did not make the packet, but there were no comments on it. Jenniges stated the applicant came in for a building permit to build a shed, but in R3 you can not have an accessory building without a

dwelling, so the applicant applied for the rezone. The applicant was present to answer questions.

Wittstruck said he would like to build a 40' x 60' storage shed that will look nice and fit in the neighborhood. He plans to drain the building to the east road.

Public Works Director Schoeder noted that the lot is not over 1 acre, so no drainage plan is required. Jenniges stated that if this were to be rezoned, the site plan would still have to come before this board before a building permit can be approved.

Motion by Schmitz, seconded by Jirsa to recommend approval of the rezone. Roll call vote: Genzlinger – aye, Jirsa – aye, Larson – aye, Osterloo – aye, Penney – absent, Schmitz – aye, Sonne – aye. 6 aye, 0 nay, 1 absent; motion carried.

9. Other Business:

None.

10. Public Input:

None.

11. Adjourn

Chairperson Larson adjourned the meeting at 12:08 P.M.

____

Jay A. Larson
Planning Commission Chairperson