

**MINUTES OF A SPECIAL PLANNING COMMISSION MEETING HELD THURSDAY,
SEPTEMBER 8, 2005 – JOHN CLARK ELEMENTARY MEDIA CENTER**

Present: Jerry Bechtold, Toni Honer, Dale Borgmann, Dan Hansen, Vern Ahles, Council liaison
Absent: Linda Peck, Kathleen Stanger arrived late at 8:15 p.m.

Speaker: Cynthia Smith-Strack

Also Present: Jeff Hagen and Don Simon, Judy Neu, Rena Weber

B1 “Central Business Uses” – Cynthia Smith-Strack indicated that this would attract primarily “foot” or “walk up” types of business. Do we want to allow residential district in this as an allowable use or do we want to only allow it as a CUP (Conditional Use Permit)? Jerry Bechtold asked how we can make it attractive for citizens to shop locally, especially when most of them work off site, and are more apt to shop and play off site. If we can make it more accommodating to establish more service orientated businesses down town, maybe we can get some business owners to take a gamble on relocating in our area. We had lengthy discussion about CUP’S and how the permit runs with that property for the life of the property, and cannot end just because the owner may change.

- It was determined to take out allowing any automotive repair and sales in the downtown area.
- Convenience Stores are also to be changed as non-permitted, but grocery stores are permitted.
- Bed and Breakfast should be allowed downtown, but Hotels and Motels should be hi way.
- Banks with drive thru may be allowed. Drive thru eating establishments would not be allowed.
- Promote redevelopment in the downtown core without taking up “street space.” Like mixed uses with the residential portion being off of Broadway and office or retail along the main road. (Cynthia is going to get sample language to reflect this thought).

Jeff Hagen asked about single family and everyone agreed that this should reflect only homes that currently exist.

Jerry Bechtold and Rena Weber discussed with Cynthia adding in an allowance to include a sub-committee to aide the Zoning Administrator in development or site plans. Staff should be allowed some flexibility and not every little detail should have to go to the planning commission. This will also help the time lines for developers.

B2 “Highway Business District” Cynthia Smith-Strack indicated that the intent of this district is to provide space for concentrated general business and commercial activities dependent upon high volumes of vehicular traffic.

Jeff Hagen discussed if we should automatically allow all uses that we allow for downtown on the Highway. Cynthia Smith-Strack encouraged us not to allow this because the businesses will be attracted to the highway and we won’t be filling the space we want downtown.

Jerry Bechtold discussed getting city services out toward the highway, and how retailers look at that city services as a positive attribute.

This prompted discussion about Highway 23 and County Road 8 and how city services are out there and there is no one knocking on the door to get out there.

- Discussion led to allowing a foot buffer from residential neighborhoods.
- Wetland setbacks were also addressed. Cynthia is going to add more descriptive language.

- Natural landscape buffers will be encouraged and required especially along Highway 23 such as Natural plants, trees and alternative or creative landscape alternatives. Creating uniformity is a must. Cynthia Smith-Strack is getting us some sample language for us on this also.

Everyone was encouraged to read and make notes and address issues in future planning commission meetings.

Toni Honer asked Cynthia to bring in information about fences and berms.

Meetings Scheduled:

9/20/05 – 7:00 p.m. City Hall (Off-Street Parking and Landscaping)

10/18/05 – 6:00 p.m. City Hall (Signs)

Meeting adjourned at 9:58 p.m.

Chairman: _____ Acting Secretary: _____