

ZONING AND PLANNING MEETING
Regular Meeting
February 11, 2008
7:00 P.M.

Roll call: Merritt, Beiser, Olson, DeMars and Cowell

Absent: None

Also in attendance: Amber Kniefel, John Anhorn, John Schlichter, and Darren Hagen

Meeting called to order by Pat Merritt at 7:01 p.m.

Minutes from the January 17, 2008 meeting were read.

Motion by Cowell, seconded by Olson to accept the January minutes as read. Carried unanimously.

Old Business

Motion by Olson, seconded by Cowell to elect Merritt as Chairman, DeMars as Vice Chairman, and Beiser as Secretary of the Zoning Board for 2008. Carried unanimously.

New Business

John Anhorn had intentions of presenting an application concerning Ordinance 182. He would like to purchase the driveway that leads back to his property located at 427 S. Main. Mr. Merritt was informed by Dan Kaiser that the Council had already acted on this request. Mr. Merritt informed John Anhorn to be put on the next council meeting agenda and present the application directly to the City Council.

Rezoning Proposal—See Attached. Ten properties on the west side of the downtown railroad tracks were discussed. Consensus of the Zoning Board is to present these ten to the Council as written.

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John Schlichter's properties 406 1st Ave SE (#11 & #12) were discussed. Mr. Schlichter addressed the board. He requested of the Zoning Board to leave his properties zoned industrial so the value of his property would not decline. He commented that the entire area is designed for industrial use, large storage yard, tin shed, next to the railroad tracks, on a dirt road. He felt there would be no commercial

value and that he was currently being taxed as industrial. He is currently looking at industrial businesses that would fit in that location.

Darren Hagen's properties (#13-#18).

Mr. Merritt abstained. Meeting was turned over to Drew DeMars.

Mr. Hagen was fine with the property located at 406 E Central Ave being zoned multi-family.

He requested of the Zoning Board that the properties located at 202 E Central, 408 E Central, 106 E Central, 414 E Central, and 405 1st Ave SE stay zoned industrial. He stated that he purchased these properties for the express purpose of leasing the properties for industrial businesses and he needs them to stay zoned industrial. He stated that he was being taxed industrial. It would be a large financial hardship if the properties were zoned commercial. He felt he would lose his businesses that were currently leasing from Darmel Properties.

Motion by Olson, seconded by Beiser to recommend consulting legal issues before properties #11-#18 are rezoned due to reluctance of property owners. 4 ayes, 1 abstain. Carried.

Meeting turned back over to Chairperson, Pat Merritt.

Pat Merritt informed the Zoning Board that the Council requested the board to take another look at the section of the Land Use about recreational vehicles, trailers, etc. needing to be parked on a hard surface. This discussion was tabled until next meeting. Amber Kniefel will research other communities' ordinances and will present at the next meeting.

Next regular meeting is March 17, 2008 at 7:00 PM.

Motion by Cowell, seconded by Olson to adjourn the meeting at 7:57 p.m. Carried Unanimously.