

City of Lancaster
Plan Commission Minutes
Monday, October 10, 2016 6:30 PM

1. Call Meeting to Order: Mayor Varnam called the meeting to order at 6:30PM in the Council Chambers.
2. Pledge of Allegiance
3. Roll Call: Plan Commission members present were Mayor David Varnam, Rita Angeli, Jeff Gruetzmacher, Paul Thuli, Kyle Vesperman(Joined the meeting at 6:34 PM), Bob Schmidt and Greg Chapman. Also present: Administrator Steven Winger, Zoning Administrator Dennis Hampton and Public Works Director John Hauth.
4. Public Comments from Citizens: None
5. Approval of Plan Commission minutes of 9-12-16. Mayor Varnam asked to amend the minutes to reflect the motion to appoint Paul Thuli Chairman while the Mayor recused himself during the hospital discussion and that he returned to chair the meeting after the hospital site plan review. Jeff Gruetzmacher asked to correct the spelling of his last name. Motion by Chapman, second by Thuli to approve minutes with noted changes.
6. Mayor Varnam opened the public hearing at 6:33PM to consider the petition of Lancaster Vet Clinic for a Conditional Use Permit to operate a dog park in the Arrow Ridge Business Park. Property owner Cari Schaffer was present to answer questions. There were no questions from the public.
7. Mayor Varnam closed the public hearing at 6:34PM
8. Consider the petition of Lancaster Vet Clinic for a Conditional Use Permit to operate a dog park in the Arrow Ridge Business Park. Cari Schaffer handed out drawings of the dog park. There was a brief discussion regarding location of the parking lot. Cari indicated it would be located on the North side of the street easement as requested. The small dog enclosure was discussed. Cari indicated that it would be on the south side of the street easement. Some questioned whether that would cause more red tape later on if the

property is transferred to the city since it would be on the Veterinary Clinic lot. Cari commented that she intended to turn the dog park over to the city, if they want it, after construction is complete.

Motion by Gruetzmacher, second by Angeli to issue the conditional use permit with contingencies that the property owners agree to develop the property as submitted on the site plan within a 1 year period paying for all time and materials and that the property owner will pay for all costs associated with installation of utilities to the dog park.

At this point Vesperman stated that he felt the dog park should be in a residential neighborhood. He stated that it is not a good location for any type of park because of the lack of sidewalks and pedestrian access. He commented that he didn't think it was a good idea to mix a dog park with a business park.

Roll Call: Ayes-Angeli, Gruetzmacher, Thuli, Schmidt, Chapman. Nays-Vesperman and Mayor Varnam. Motion passed 5-2.

9. Consider land swap (Tract 2 to City and Tract 1 to Terry Olson-Per Plat of Survey) and make recommendation to City Council. Public Works Director Hauth explained that the land swap on Cherry Street was necessary because it had not been completed some 30 years ago. The property owner and city mutually agreed to swap land but it had not been properly recorded. Hauth handed out a map which indicated where the lots are located and where the walking trail will go.

Motion by Schmidt, second by Gruetzmacher to make recommendation to the City Council to approve the land swap between City of Lancaster and Terry Olson. Roll Call-All Ayes.

10. Consider discontinuing a platted unimproved portion of Van Buren Street between Cherry Street and Maple Street Block of South Monroe Street by Council Initiation and make recommendation to City Council.

Motion by Gruetzmacher, second by Thuli to discontinue portion of Van Buren Street and make recommendation to City Council. Roll Call-All Ayes.

11. Motion by Angeli, second by Thuli to adjourn at 7:05