

Plan Commission
Monday, February 8th, 2016
6:30 PM

1. Call Meeting to Order: Mayor Werhle opened the Plan Commission meeting at 6:30 pm
2. Roll Call: Present: Mayor Werhle, Greg Chapman, Dave Haskins, Dan Marcue, Paul Thuli. Rita Angeli joined the commission at 6:34 pm. Absent/Excused: Bob Schmidt.
3. Approval of Plan Commission minutes: Motion by Haskins second by Marcue to approve minutes from 1-11-16 meeting. Roll Call: All Ayes.
4. Grant Regional Health Center Facility Expansion Presentation: Nicole Clapp gave slide presentation on expansion plans for Grant Regional Hospital.
5. Mayor Werhle opened the Public Hearing at 6:45 pm to consider the petition of Grant Regional Health Center (GRHC) to rezone properties located at 406 S. Monroe Street, 426 S. Monroe Street, 440 S. Monroe Street, 456 S. Monroe Street and 443 S. Adams Street from to R1 (Single-Family Residential) to C1 (General Business)

Greta McKelvey spoke in favor of rezoning from R-1 to C-1.

Tim Block spoke against the proposed building at 443 S. Adams.

Angie Pagenkauf spoke in favor of rezoning to C-1

Audrey Johnston spoke against rezoning to C-1 concerned with lose of neighborhood feel and increase in traffic. Feel some homes are historic.

Steve Braun spoke in favor of rezoning to C-1 except for lot at 443 S. Adams. Felt a commercial property should not be in a residential neighborhood.

Jenny Winter spoke in favor of hospital expansion except for building at 443 S. Adams. Felt a building at 443 S. Adams would ruin socialization in neighborhood.

Terri Abing spoke in favor of the rezoning request. Felt it didn't hurt residential neighborhood. Felt residents want a good hospital in this community.

Mary Block spoke against having a 5 car garage and parking lot in backyard. Had concerns with loss of privacy.

Eric Stater spoke in favor of rezoning to C-1. Would like to see hospital grow and not have to abandon the current building.

Dave Haskins spoke on behalf of Rev. Mark Dieter who was unable to attend and is opposed to rezoning and specifically the proposed garage at 443 S. Adams.

6. Mayor Wehrle closed the public hearing at 7:10 pm.
7. Motion by Angeli, second by Chapman to approve Resolution No. 2016-02-Resolution approving an amendment to the Comprehensive Plan for the City of Lancaster as modified to approve including properties located at 406 S. Monroe Street, 426 S. Monroe Street, 440 S. Monroe Street and 456 S. Monroe Street (Parcels# 246-330, 246-331, 246-332 and 246-333) and to deny including property located at 443 S. Adams Street (Parcel# 246-335) from R1 (Single Family) to a classification of C1 (General Business) on the land use plan map adopted by the Common Council as part of the comprehensive plan.
Roll Call: Ayes, Marcue, Angeli, Wehrle, Chapman
Nays: Haskins. Motion passed.
8. Motion by Angeli, Second by Chapman to approve the petition of Grant Regional Health Center to rezone properties located at 406 S. Monroe Street, 426 S. Monroe Street, 440 S. Monroe Street, 456 S. Monroe Street from to R1 (Single-Family Residential) to C1 (General Business) for the proposed hospital expansion and make recommendation to the council, excluding property located at 443 S. Adams Street from rezoning consideration.
Roll Call: Ayes: Wehrle, Angeli, Chapman
Nays: Haskins, Marcue. Motion passed.
9. Motion by Marcue, second by Chapman to adjourn at 7:10 pm.

Attest: Steven Winger, City Administrator