

**MINUTES
CITY OF LANCASTER
PLAN COMMISSION MEETING
AUGUST 8, 2016
6:30 P.M.**

1. Call Meeting to Order

Mayor Varnam called the meeting to order at 6:30 p.m.

2. Pledge of Allegiance

3. Roll Call

Members present were Mayor Varnam, Alderperson Schmidt, Angeli, Chapman, Gruetzmacher, Thuli and Vesperman.

Also present were Attorney Helmke, Clerk Kurihara, Zoning Administrator Hampton, Nicole Clapp, CEO GRHC, Kevin Broich, Hoty Elving and Justin Frahm, Project Consultant, JSD

4. Public Comments

None

5. Approve Minutes

Motion by Schmidt, second by Gruetzmacher to approve the minutes of 6/13/16 with the following amendments: item 3-absent **and excused**. Rita Angeli and item 7- ~~5:35~~ **6:35 P.M.** Motion carried unanimously by roll call vote.

6. Selling of City Land

Les Vondra (LV Labs) explained and showed his expansion plans to the Commission in which he would need to purchase City land to the south and possibly to the west of his property to accommodate the expansion. The parcel of land to the South would be approximately 20' x 140' in which the business's loading dock already occupies and as he stated Alliant is okay with the expansion's proximity of the power poles. A parcel of land to the West would be needed to meet the rear setback requirement of the new addition.

Zoning Administrator Hampton stated that an alley could be vacated in the rear (West) of the property in which Les would receive 10' of land and the City could sell the other 10' to him to meet the setback requirement or he could seek a variance.

Motion by Thuli, second by Vesperman to recommend Council to sell City land to the South and West to be determined by survey of property located at 1015 S. Madison Street for the LV Lab business expansion. Motion carried unanimously by roll call vote.

7. Site Plan-Grant Regional Health Center Expansion

Varnam recused himself citing a conflict of interest due to his wife's position on the GRHC board and left the room.

Chapman chaired the meeting at this point.

Kevin Broich, Hoty Elving and Justin Frahm, Project Consultant, JSD presented and explained the Preliminary Site Plan.

Questions from both the Commission and public were addressed. There were no major concerns noted but some of the minor ones would be worked out between the City and plan developers.

A couple of noted questions from the public were:

1. Property line discrepancy with Adams Street properties-That civil issue has not been addressed since at this time focusing on approval of the site plan.
2. Screening on around the parking lot-Screening will be provided and be mostly 3-5 feet shrubbery. Landscaping will be reflected on the final site plan.

There was a consensus to move forward with the review of the final site plan next month.

8. Adjourn

Varnam returned to the table and resumed as chair.

Motion by Schmidt, second by Thuli to adjourn at 7:48 P.M. Motion carried.

Respectfully submitted by,
David A. Kurihara, City Clerk