

**City of Lancaster**  
**Plan Commission Minutes**  
**Monday, September 12, 2016**

1. **Call Meeting to Order:** Mayor Varnam called the meeting to order at 6:30 PM in the Council Chambers
2. **Roll Call:** Members present were Mayor David Varnam, Rita Angeli, Jeff Gruetzmacher, Paul Thuli and Kyle Vesperman. Absent: Bob Schmidt and Greg Chapman. Also present: Administrator Steven Winger, Attorney David Helmke, Clerk David Kurihara, and Zoning Administrator Dennis Hampton.
3. **Public Comments from Citizens:** None.
4. **Approval of Plan Commission minutes of 8-8-16:** Motion by Angeli, Second by Thuli to approve minutes from 8-8-16 with one correction to the misspelled word “shrubby” to shrubbery. All Ayes.
5. **Discuss possible land and funding donation to create a dog park and make recommendation to Council.** Carrie Schaffer appeared before the Plan Commission to discuss donating a parcel of land she owns in Arrow Ridge Business Park. She explained that she had a verbal agreement from Helen Anderson to donate \$50,000 for development of a dog park. Carrie explained the layout of the park and where cars would park. The commission had concerns with the parking lot being on the veterinary clinic property as shown in her layout. They recommended parking be on the proposed park property. **Motion by Gruetzmacher, second by Thuli to recommend to the City Council to accept land donation at Arrow Ridge from Carrie Schafer for the purpose of developing a dog park with contingency that she attain a conditional use permit and that future parking stalls be on the park property. Roll Call, Ayes: Thuli, Gruetzmacher, Angeli. Nays: Mayor Varnam, Vesperman. Motion passed 3-2.**
6. **Hospital Site Plan Review:** Mayor Varnam recused himself citing a conflict of interest due to his wife’s position on the GRHC board and left the room.

Thuli chaired the meeting at this point. Nicole Clapp from Grant Regional Hospital along with Kevin Broich of Hoty Elving and Justin Frahm, Project Consultant, JSD presented and explained the final site plan for the Hospital Expansion Project. JSD consultants addressed questions from the audience and plan commission throughout the presentation.

**Motion by Gruetzmacher, second by Vesperman to recommend approval of the final site plan to the city council with the following contingencies:**

- The easterly portion of the southern “bulb” in front of Scullion’s home be straightened out to allow for on street parking.
- The private shared drive that exits the hospital property to Adams Street be labeled “Authorized Vehicles Only”.
- Acceptable landscaping plan be developed between the Scullion home and the parking lot
- The retention ponds on the corner of Monroe and Oak Streets be moved to the south and an acceptable landscaping plan be developed to shelter the ponds from Oak Street; in addition to additional landscaping between Winters home and the ponds.
- Recommendation of approval from Stand Associates (items in Strand’s memo appropriately addressed).
- Consummation of the quit claim deeds between the hospital and the Winters and Blocks so that the land between the historical lot line and the surveyed lot lines be deeded to the Winters and Blocks.

**Roll Call: Thuli, Angeli, Gruetzmacher, Vesperman, Ayes. Motion passed 4-0**

**7. Motion by Thuli, second by Gruetzmacher to adjourn at 9:15 PM**