

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

City of Lancaster
Plan Commission Minutes
Monday, March 14th, 2016 6:30 PM

1. **Call Meeting to Order:** The Mayor called the Plan Commission meeting to order at 6:30 pm in the Council Chambers.
2. **Roll Call:** Rita Angeli, Greg Chapman, Dan Marcue, Paul Thuli, Dave Haskins, Bob Schmidt, and Mayor Wherle all present.
3. **Approval of Plan Commission Minutes:** Motion by Haskin second by Thuli to Approve Plan Commission minutes from 2-8-16.
4. **Review site plan for High Point Family Medicine:** Dr. Eric Stader and Dr. Eric Slane representing High Point Family Medicine were joined by Keith Dalsing of KD Engineering to present several design ideas for a new medical building located at the corner of Madison and Lincoln Avenue. After a lengthy discussion the Plan Commission indicated they would like to see a reasonable storm water detention area on the final site plan. The Plan Commission also indicated they would be open to the idea of parking on Monroe Street with a limit of 1 hour enforced by the city. The Plan Commission discussed sidewalks and felt that the proposed sidewalk next to the building would be sufficient on the Monroe Street side. Dr. Stader indicated he and his team will continue to work on the site plan in coordination with city staff with the idea of presenting a final site plan in April. Dr. Stader stated he had applied for a variance as the building setback is not far enough away from the south lot line per city code. It was understood a variance requires separate consideration from the Board of Appeals.
5. **Discuss updating the Comprehensive Plan:** Administrator Winger suggested the Plan Commission begin work on updating the city comprehensive plan. Marcue suggested the Plan Commission break the document into sections and work each month on a section with the goal of having it completed by the end of 2016.
6. **Adjourn:** Motion by Haskins second by Marcue to adjourn at 7:35 pm

Attest: Steven Winger, City Administrator

City of Lancaster
Plan Commission Meeting
Monday, April 18th, 2016 5:15 PM
City Hall, Council Chambers

1. Call Meeting to Order: Mayor Wehrle called the Plan Commission meeting to order at 5:15 PM in the Council Chambers.
2. Roll Call: Rita Angeli, Greg Chapman, Dan Marcue, Paul Thuli, Bob Schmidt, and Mayor Wehrle were present. Absent: Dave Haskins. Other city officials in attendance: Building Inspector Dennis Hampton, Public Works Director John Hauth and City Administrator Steve Winger.
3. Approval of Plan Commission minutes: Marcue asked to have the spelling of his name corrected. Motion by Chapman second by Schmidt to approve minutes from 3-14-16 with correction. All Ayes.
4. Public Hearing: Mayor Wehrle opened the public hearing to consider the petition of Betty Schurman to examine and review the Certified Survey Map being a Map located in the NE $\frac{1}{4}$ -SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 8, Township 4 North, Range 3 West, Town of South Lancaster, Grant County, Wisconsin. AJ Austin of Austin Engineering was in attendance and spoke in favor of the petition.
5. Mayor Wehrle closed the public hearing at 5:18 PM.
6. Motion by Chapman second by Schmidt to consider the petition of Betty Schurman to examine and review the Certified Survey Map being a Map located in the NE $\frac{1}{4}$ -SW $\frac{1}{4}$ and the SE $\frac{1}{4}$ -SW $\frac{1}{4}$ of Section 8, Township 4 North, Range 3 West, Town of South Lancaster, Grant County, Wisconsin and Make Recommendation to the City Council. All Ayes.
7. Public hearing: Mayor Wehrle opened the public hearing to consider the petition of Maida Swenson-Fortune at 5:20 PM to examine and review the Certified Survey Map being a Map located in the NE $\frac{1}{4}$ -Se $\frac{1}{4}$ of Section 4, T4N, R3, Town of South Lancaster, Grant County, Wisconsin. Hampton noted that this was an extraterritorial review creating two lots (Lot 1 & 2) from an existing lot. AJ Austin of Austin Engineering spoke in favor of the CSM.
8. Close Public Hearing: Mayor Wehrle closed the public hearing at 5:25PM.
9. Motion by Schmidt, second by Thuli to approve the Certified Survey Map being a map located in the NE $\frac{1}{4}$ -Se $\frac{1}{4}$ of Section 4, T4N, R3, Town of South Lancaster, Grant County, Wisconsin and make recommendation to the City Council. All Ayes.
10. Review Plat of Survey for Meadowview Park, Maida Swenson-Fortune. Hampton noted that this was a request to change the width of the Right-of-Way (ROW) from 60' to 50' which will allow longer mobile homes to fit on the lots at Meadowview Park. Concerns were raised from Schmidt and Marcue that future ROW and street widths could be negatively affected if this survey was approved. Mayor Wehrle suggested the Commission needed more information. Hampton felt

adjusting the ROW width would not be an issue and wanted to know what information the Plan Commission needed to make a decision. Thuli commented that the Plan Commission should make a recommendation one way or the other. After a lengthy discussion the Mayor noted the Plan Commission had concerns with the plat of survey and that there would not be a recommendation for the City Council.

11. Review final site plan for High Point Family Medicine. Dr. Stader and Dr. Slane presented their final site plan for review. Hampton had concerns with elevations and on-street parking. Hauth was asked by Winger to review a list of items from Mark Fisher, City Engineer that required action. Hauth explained each item and noted that all of the items on Fisher's list were minor.

Motion by Thuli, second by Chapman to approve final site plan for High Point Family Medicine building contingent upon satisfying list of concerns from City Engineer, Mark Fisher and signed off by Public Works Director John Hauth. Roll Call: Thuli, Chapman, Schmidt, Angeli, Wehrle-Ayes. Marcue-Nay. Motion passes 5-1.

12. Motion by Thuli, second by Angeli to adjourn at 6:20 PM. All Ayes.

Attest: Steven Winger, City Administrator

City of Lancaster
Plan Commission Meeting Minutes
Monday, May 9, 2016

1. Mayor Varnam called the Plan Commission meeting to order at 6:32PM
2. Pledge of Alliance
3. Roll Call: Greg Chapman, Rita Angeli, Paul Thuli, Bob Schmidt, Kyle Vesperman, Mayor Varnam present. Absent: Jeff Gruetzmacher. Other officials in attendance: Zoning Administrator Dennis Hampton, City Clerk David Kurihara and City Administrator Steven Winger
4. Approval of Plan Commission minutes of 4-18-16. Winger noted a correction to the minutes and handed out corrected minutes. Motion by Thuli, second by Angeli to approve minutes. All Ayes.
5. Appointment of Vice Chair and Secretary: Administrator Winger explained that the Plan Commission should, by city ordinance, appoint a Vice Chair and Secretary for the Plan Commission. Motion by Thuli, second by Angeli to appoint Greg Chapman as Vice Chair. All Ayes. Motion Carried. Motion by Thuli, second by Schmidt to appoint Rita Angeli as Secretary. All Ayes. Motion Carried. Kurihara explained that staff will continue to take minutes and the Secretary would be ceremonial or in the absence of staff taking minutes.
6. Discuss initiation of amendment to Mobile Home Parks Zoning Ordinance regarding dimensional requirements: Kurihara updated the Plan Commission on Right-of-Way discussion from the last Plan Commission meeting. He felt it was never a good idea for city to give up Right-of-Way. Staff and City Attorney recommend instead an update to the setbacks at Meadowview Estates only. This would allow the longer modular homes to be placed without infringing into the ROW. Kurihara explained that the Plan Commission would need to set a public hearing to initiate the process of updating the city code as it pertains to Meadowview setbacks.

Motion by Thuli to proceed with the zoning amendment as presented (20 foot to 5 foot setback from a public or private street) and set the public hearing for the proposed amendment on June 13th at 6:30, second by Vesperman. Roll Call. All Ayes.
7. Comments from citizens: none present
8. Mayor Adjourned meeting at 6:50PM

Attest: Steven Winger, City Administrator

City of Lancaster
Plan Commission Minutes
Monday, June 13, 2016 6:30 PM

1. Mayor Varnam called the Plan Commission meeting to order at 6:30PM
2. Pledge of Allegiance
3. Roll Call: Greg Chapman, Paul Thuli, Bob Schmidt, Kyle Vesperman, Jeff Gruetzmacher, Mayor Varnam, present. Absent and excused, Rita Angeli. Other officials in attendance, Zoning Administrator Dennis Hampton, John Hauth Public Works Director and City Administrator Steve Winger.
4. Public Comments from Citizens: none
5. Approval of Plan Commission minutes of 5-9-16. Thuli asked for correction that Rita Angeli was in attendance at the May meeting. Winger stated he would make the correction to the minutes. Motion by Thuli, second by Schmidt to approve minutes with correction. All Ayes.
6. Mayor Varnam opened the public hearing to consider amendment initiated by the Plan Commission at its meeting on May 9, 2016 to Subsection 455-32(D) (Mobile Home Parks) of the Zoning Ordinance for the City of Lancaster regarding Dimensional Standards-Setbacks.

Maida Swenson-Fortune, owner of Meadowview Estates, spoke in favor of amending the zoning ordinance. She commented that she is making many positive improvements to Meadowview Estates.

7. Mayor Varnam closed the public hearing at 6:35PM
8. Motion by Gruetzmacher second by Schmidt to amend subsection 455-32(D) (Mobile Home Parks) of the Zoning Ordinance for the City of Lancaster regarding Dimensional Standards-Setbacks and make written recommendation to the Common Council. **Roll Call. All Ayes. Motion passed.**
9. Mayor Varnam opened the public hearing to consider the petition of Paul Hartman on behalf of Laurie Pennekamp for a Conditional Use Permit to A Conditional Use Permit to operate a Beauty Salon facility at 134 S. Sheridan Street. The zoning classification for this property is R-2 One and Two Family Residential District. A conditional use permit for a home occupation must meet the requirement set forth in 455.18 (C) (7) of the Zoning Ordinances for the City of Lancaster, Grant County, Wisconsin.

John Hopkins spoke in favor of the petition.

10. Mayor Varnam closed the public hearing at 6:42PM
11. Motion by Chapman, second by Vesperman to approve the petition of Paul Hartman on behalf of Laurie Pennekamp for a Conditional Use Permit to A Conditional Use Permit to operate a Beauty Salon facility at 134 S. Sheridan Street. **Roll Call. All Ayes. Motion passed.**
12. Mayor Varnam opened the public hearing to consider the petition on behalf of John Edge (Randy Oyen) to examine and review the Certified Survey Map located in NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35,

T5N, R3W, City of Lancaster, Grant County, Wisconsin Being a Replat of Lot 6 of Lancaster Industrial Park Subdivision.

John Edge spoke in favor of the petition.

13. Mayor Varnam closed the public hearing at 6:46PM.
14. Motion by Gruetzmacher, second by Chapman to approve the petition of Randy Oyen to examine and review the Certified Survey Map located in NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 35, T5N, R3W, City of Lancaster, Grant County, Wisconsin Being a Replat of Lot 6 of Lancaster Industrial Park Subdivision and make recommendation to the City Council. **Roll Call. All Ayes. Motion passed.**
15. Mayor Varnam opened the public hearing to consider the petition of Randy Oyen to amend PUD (Planned Unit Development) at property located at 1700 Industrial Park Road (Lot 6).

No Comments from the public.

16. Mayor Varnam closed the public hearing at 6:50PM.
17. Motion by Thuli, second by Vesperman to approve the petition of Randy Oyen to amend PUD (Planned Unit Development) at property located at 1700 Industrial Park Road and make recommendation to the City Council. **Roll Call. All Ayes. Motion passed.**
18. Administrator Winger discussed updating the comprehensive plan. Winger noted that the comprehensive plan is only required by state statute to be updated once every 10 years, not 5 years as previously thought. The Plan Commission asked to get an electronic copy of the comprehensive plan and requested that it be uploaded to the city website so they can review it. This item will be discussed again at the July plan commission meeting.
19. Mayor Varnam adjourned the meeting at 7:05PM

Attest: Steven Winger, City Administrator

**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

City of Lancaster
Plan Commission Minutes
Monday, September 12, 2016 6:30PM

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. Motion by Vesperman, second by Angeli to appoint Thuli to chair the meeting in absence of the Mayor. All Ayes.

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.

Mayor Varnam returned to Chair the meeting at this time.

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

Attest: Steven Winger, City Administrator

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

**MINUTES
CITY OF LANCASTER
PLAN COMMISSION MEETING
NOVEMBER 14, 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, Schmidt, Vesperman, Chapman, Angeli and Thuli. Absent was Gruetzmacher.

Also present were Administrator Winger and Zoning Administrator Hampton,

4. Public Comments

None

5. Approve minutes

Motion by Thuli, second by Schmidt to approve the minutes of 10/10/16. Motion carried unanimously by roll call vote.

6. Consider Thomas H. and Pamela M. Strakeljahn's rezoning request

Motion by Vesperman, second by Schmidt, to approve Thomas H. and Pamela M. Strakeljahn's request to initiate rezoning vacant property adjacent to commercial lot at 206 S. Sheridan Street from R2 (Two-Family Residential) to C1 (General Business) and an accompanying amendment to the City's Comprehensive Plan. . Motion carried unanimously by roll call vote.

7. Consider Martin Schwartz LLC rezoning request

Motion by Chapman, second by Vesperman, to approve Martin Schwartz LLC request to initiate rezoning property located at 142 W. Oak Street from C1 (General Business) to R2 (Two-Family Residential) and an accompanying amendment to the City's Comprehensive Plan. . Motion carried unanimously by roll call vote.

8. Adjourn

Motion by Schmidt, second by Angeli to adjourn at 6:45 P.M. Motion carried.

Heidi Klaas, Administrative Assistant