

## Plan Commission

Monday, March 10, 2014

### 1. Call to Order

Mayor Wehrle opened the Plan Commission meeting at 6:30 pm.

### 2. Roll Call

Present: Mayor Wehrle, Greg Chapman, Dave Haskins, Shayne LaBudda, Paul Thuli, Rita Angeli. Excused: Dan Marcue

Also Present: Library Director Jennifer Bernetzke, Building Inspector Dennis Hampton, and City Administrator Steve Winger

Public Present: Cari Schaffer, Nicole Frei, Nate Harris, Penny Hill, Junior Hill, Nancy Nix, Judie Wagner, Philip Wagner and Other.

### 3. Minutes

Approval of Plan Commission minutes from 2/10/14: **Motion by LaBudda, second by Chapman, All Ayes.**

### 4.-6. Conditional Use Permit

Public Hearing to consider petition from Nicole Frei for conditional use permit to operate home based massage therapy salon: The Mayor announced the public hearing was open at 6:35 pm.

There were no questions or comments.

The Mayor closed the public hearing at 6:36 pm.

Dennis Hampton reported no issues or concerns with the permit.

**Motion by LaBudda, second by Haskins to approve conditional use permit to operate home based massage therapy salon at 611 West Hickory Street. All Ayes.**

### 7.-9. Conditional Use Permit

Public Hearing to consider petition from Penny Hill for conditional use permit to operate home for the aged: The Mayor announced the public hearing was open at 6:40 pm.

Citizens Phil & Judie Wagner of 508 Schreiner Park Road spoke in opposition of the permit. Their concerns included traffic, garbage, rodents, appropriateness of zoning and a barking dog.

Nancy Nix of 555 North Harrison also spoke in opposition of the permit because of increased traffic and difficulty getting emergency vehicles in and out of the area.

Junior Hill & Penny Hill spoke in favor of granting the conditional use permit. Mr. Hill explained that the trash had been cleaned up and the dog was gone. Mr. Hill commented that the permit is for up to 4 aged people. Mr. Hill noted that one of residents would be Penny Hill's mother. Mr. Hill commented that they would only have 2 aged people in the home.

The Mayor closed the public hearing at 6:45 pm.

**Motion to approve conditional use permit by Rita Angeli, Second by Mayor Wehrle. Roll Call: LaBudda-No, Haskins-No, Chapman-No, Werhle-Yes, Angeli-Yes, Thuli-Yes. Vote failed.**

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### 10. Land Donation

A map showing two (2) parcels, which Joel Ames wishes to donate to the City for the City trail project was briefly explained and reviewed by Administrator Winger.

**Motion by LaBudda, second by Thuli to approve recommendation to the City Council to accept the land donation by Joel Ames as shown on the map (Parcel 1 and 2) in which Parcel 1 is contingent upon CSM approval. All Ayes.**

### 11. Veterinary Clinic Final Site Plan:

Carrie Schaffer presented the Veterinary Clinic final site plan. LaBudda questioned plans to have gravel on the rear side of the building. Schaffer explained that it was beneficial to have gravel for traction for the large hooved animals. She also noted that Administrator Winger said that he was told by legal counsel that it was allowable to have gravel in the rear. Schaffer stated that the hard surface would add another \$10,000 to the project but was planning to hard surface the employee parking lot in the next 2 years. Schaffer asked the Plan Commission if she could delay adding the hard surface staff parking lot area until a later date. The Mayor suggested setting a time limit to get the hard surface area completed. LaBudda questioned whether there should be screening on the side and backside of the facility. Schaffer stated there will be no equipment stored on the backside and the trash dumpster will be screened per the ordinance. LaBudda suggested putting a date certain on completing the hard surfaced area of the employee parking lot.

**Motion by Thuli, second by Angeli to approve the final site plan with a hard surfaced area to be added in the employee parking lot area by September 2015. Roll Call: Thuli-Yes, Angeli-Yes, Haskins-Yes, Chapman-Yes, Werhle-Yes, LaBudda-No. Motion carried 5-1.**

### 12. Library Final Site Plan

Library Director, Jennifer Bernetzke, presented the final site plan for the Library Expansion project.

Bernetzke commented on the written comments from City Engineer, Mark Fisher. Storm water drainage on Elm and from the roof line was a concern for the City Engineer. Bernetzke stated that there will be a trench line to take storm water into a rain garden.

Pervious pavers in the Performance Area will also help with storm water issues. A new water service line will be discussed for the sprinkler system. Parking was discussed with LaBudda stating that diagonal parking was preferred. Bernetzke also addressed bike racks. She would like to keep bike racks at their present location; out of the way of traffic. Mayor Werhle asked if the City Engineer was going to be brought in on the building discussion. Bernetzke stated that the City Engineer has been made aware of all of the plans as well as the Public Works Department and the Building Inspector. Bernetzke said the band members have also been involved in all meetings and are happy with the design.

**Motion to approve Final Site Plan for the Library Expansion Project. Motion by LaBudda, Second by Haskins. All Ayes.**

### 13. Comments from Citizens

None

### 14. Adjourn: Motion by LaBudda, second by Chapman to adjourn the meeting at 8:30 pm. All Ayes.