

PLANNING COMMISSION  
AND  
PUBLIC HEARING  
THURSDAY, SEPTEMBER 7, 2017

Present: Betty Root, Jim Cunningham, Diane LaPorte, Joe Frontiera (Absent: Jerry Spencer, Rob Splane and Peggy Wittman)

Also Present: City Manager Stan Rickard, David Jirousek (Williams and Works), Gail Zieger, Ann Hardy, George Sadler, Erica Fenton and David Martinez (4:25 p.m.)

The meeting was called to order by Vice-chairman B. Root at 4:02 p.m. The agenda was approved (4-0) upon motion by Jim Cunningham and supported by J. Frontiera. The minutes of the August 3, 2017 meeting were approved (4-0) upon motion by J. Cunningham and supported by D. LaPorte.

**PUBLIC COMMENTS:**

G. Zieger expressed her appreciation for the revisions to benefit the down town businesses – also understands that signage should fit within certain boundaries but would like the businesses to have some flexibility.

G. Sadler questioned what went to council for approval - D. Jirousek explained just the “Illumination” portion of the sign ordinance – the city manager clarified the approved motions from the August meeting had not yet gone to the city council but they will at their next regular meeting.

A. Hardy was concerned about any changes that might endanger the Main Street program and Hart’s historic designation and asked the commission to be cautious.

**PUBLIC HEARING**

The Public Hearing for Chapter 1259 Signs was opened. D. Jirousek explained that the “Illumination” portion was finished last month and now we are covering everything else. There was a discussion between the difference when something is considered “screening” with transparency and a sign that is transparent, and it was noted that “screening” is not covered in the sign ordinance. The Public Hearing was closed with approval (4-0) upon motion by J. Cunningham and supported by J. Frontiera.

The commission had a short discussion. It was approved (4-0) to table any decisions until the next meeting on October 5<sup>th</sup> upon motion by D. LaPorte and supported by J. Cunningham.

**PUBLIC HEARING**

In regard to 1249 B-1 Central Business District, D. Jirousek explained this covered buildings and structures and set back requirements, draws the buildings up to the ROW but gives flexibility for outside eating areas. The Public Hearing was opened. A. Hardy noted that Main Street is in favor of these. With no other comments the Public Hearing was approved closed (4-0) upon motion by J. Cunningham and supported by D. LaPorte. The commission discussed these changes and generally felt this is not a major change from what we do presently but will insure the future. There was a motion to recommend to city council the changes in Chapter 1249, B-1, Central Business District as recommended in D. Jirousek’s memo of August 11, 2017 upon motion by J. Cunningham and supported by J. Frontiera and approved (4-0).

## **PUBLIC HEARING**

In regard to 1243 General Provision Relating to All Districts – Keeping of Chickens, D. Jirousek referenced his memo dated August 11, 2017 with a developed framework and general requirements. The Public Hearing was opened. Mr. David Martinez (homeowner at 10 E. Main Street) explained his support of the keeping of chickens sighting sustainability , healthy eggs and affordability for lower income people. There was a question regarding the odor of chicken manure left in the yard and if it becomes wet it is even more odorous. Mr. Martinez said he has already spoken with someone at Republic regarding how to correctly dispose of this. It was also noted that the city has enforcement procedures. The Public Hearing was approved closed (4-0) upon motion by D. LaPorte and supported by J. Frontiera. At this time the commission discussed this matter and the matter of the application fee. A motion to approve the keeping of chickens, as outlined in the August 11<sup>th</sup> memo, was made and include wording there would be a required application fee (not to list a specific amount which gives the city flexibility), the motion being made by J. Frontiera and supported by D. LaPorte. The vote was 3-1 so the motion failed. A motion was made by J. Cunningham and supported by J. Frontiera to put this item on the October Planning Commission agenda and it was approved 4-0.

## **MASTER PLAN**

D. Jirousek gave an update on this and did a short overview of four items and received feed back from the council regarding: Polk Road, Redevelopment Areas, Goals and Principles and Action Plans, and the Open House and survey results. Each of these were discussed briefly with input from commission members. A draft of the Master Plan will be available at the next Planning Commission meeting and this could go forth for review to the public and agencies with a December Public Hearing.

G. Zieger asked if it was possible for Weesies to enhance the pond on Polk Road near their business, noting that Weesies is very receptive. It was pointed out that the state's ROW there on Polk Road creates a problem.

The meeting was adjourned at 6 p.m. upon motion by D. LaPorte and supported by J. Cunningham, approved 4-0.