

PLANNING & ZONING MINUTES, MONDAY, JANUARY 6, 2025

Chairperson Matt Rhodes presided and he called the Monday, January 6, 2025 regular meeting of the Planning & Zoning Commission to order at 6:15 p.m. at City Hall Council Chambers, 1209 6th Street. The roll was called indicating that the following Commission Members were present and absent. Present: Donna Borton, Ryan Condon, Ron Farrington, Paul Maiefski, Evie Peterson, Matt Rhodes, and Carla Schimelfenig. Absent: none.

Staff present: Ryan Hutton and Donna Mosinski.

Also in attendance were: Dean Rogers, Jim & Dorian Myhre, Judy Allen, Steven & Kathy Manternach,

Motion by Paul Maiefski, seconded by Ryan Condon, to approve the agenda as presented. The roll being called the following Commissioners voted. Ayes: Maiefski, Condon, Farrington, Peterson, Rhodes, Schimelfenig, and Borton. Nays: None. Whereupon the Chairperson declared the motion carried.

Motion by Evie Peterson, seconded by Ron Farrington, to approve and place on file the **minutes** of the December 2, 2024 **meeting**. After due consideration and the roll being called, the following named Commissioners voted. Ayes: Peterson, Farrington, Maiefski, Rhodes, Schimelfenig, Borton, and Condon. Nays: None. Whereupon, the Chairperson declared the motion carried.

There were no comments from the public during the open public forum.

The Chairperson called the public hearing to order at 6:16 p.m. for the purpose of hearing comments for or against Rezoning of the property at 630 6th Street & Parcel 11-07-250-360 & Parcel 11-07-255-660 from R-3 (Urban Family Residential District) to R-4 (Multiple Family Dwelling District).

Ryan Hutton gave an overview of the rezoning request.

Kathy Solko-Manternach, 717 5th Street, opposes having an apartment building on that property, and that there is inadequate space for parking.

Steven Manternach, 717 5th Street, spoke in opposition.

Dorian Myhre, 622 5th Street, spoke in opposition of the number of units allowed and parking.

Dean Rogers, 616 5th Street, spoke in opposition.

Judy Allen, 621 6th Street, spoke in opposition and had concerns about parking and green space for children to play.

The Chairperson declared the hearing closed at 6:53 p.m.

Motion by Ron Farrington, seconded by Donna Borton, to recommend to the City Council favorable consideration of **the Rezoning of the property at 630 6th Street & Parcel 11-07-250-360 & Parcel 11-07-255-660 from R-3 (Urban Family Residential District) to R-4 (Multiple Family Dwelling District)**. After due consideration and the roll being called, the following named Commissioners voted. Ayes: Farrington, Borton, Maiefski, Peterson, Rhodes, and Schimelfenig. Nays: Condon. Whereupon, the Chairperson declared the motion carried.

The Chairperson called the public hearing to order at 6:55 p.m. for the purpose of hearing comments for or against a Special Use Permit at 1809 South G Avenue.

There was no one present who addressed the commission verbally or in writing.
Ryan Hutton gave an overview of the Special Use Request.

The Chairperson declared the hearing closed at 6:57 p.m.

Motion by Paul Maiefski, seconded by Ryan Condon, to recommend to the City Council favorable consideration of *a Special Use Permit at 1809 South G Avenue.* After due consideration and the roll being called, the following named Commissioners voted. Ayes: Maiefski, Condon, Farrington, Peterson, Rhodes, Schimelfenig, and Borton. Nays: None. Whereupon, the Chairperson declared the motion carried.

Ryan Hutton discussed the research he has done regarding parking space requirements for commercial buildings.

There being no other business to come before the meeting, it was moved by Paul Maiefski, seconded by Ryan Condon, to *adjourn* the meeting. The roll being called the following named Commissioners voted. Ayes: Maiefski, Condon, Farrington, Peterson, Rhodes, Schimelfenig, and Borton. Nays: None. Whereupon, the Chairperson declared the motion carried. At 7:00 p.m. he adjourned the meeting.

Attest: _____
Donna Mosinski, Deputy City Clerk

Matt Rhodes, Chairperson