

CITY PLAN COMMISSION
Wednesday, February 17, 2016

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Chairperson Rick Wiesner in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Rick Wiesner, Ron Vandertie, Jeff Norland, Bob Starr, Dennis Statz, and Laurel Brooks were present. Excused: Member Mike Gilson. Also present were Planner/Zoning Administrator Ryan Kernosky, Community Development Director Marty Olejniczak, and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Statz, seconded by Ms. Brooks to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from January 20, 2016.
4. Public comment on non-agenda items.
5. Zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #'s 281-66-12001401 and 281-66-12001402.
Presentation:
Public Hearing:
Consideration of:
6. Adjourn.

Carried.

Approval of minutes from January 20, 2016: Moved by Ms. Brooks, seconded by Mr. Norland to approve the minutes from January 20, 2016. All ayes. Carried.

Public comment on non-agenda items: No one spoke during public comment.

Zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #'s 281-66-12001401 and 281-66-12001402:

Presentation: Mr. Kernosky explained that the property is located in the existing Precision Industrial Park. Other than the Cadence building, no other development has occurred in that area. Wetlands are found in and out of the parcels on the west end of the industrial park. The plan is to split the lots from two lots to four lots. If the lots were split they would comply with both the Light Industrial and Single-Family Residential zoning standards.

Mr. Hohlfelder stated that they had purchased two lots, each over two acres, with the intention of splitting them to create four residential lots. There is a majority of new homes in the area. The driveways would face Columbia Avenue. Sewer and water already exists.

Public Hearing: Chairperson Wiesner opened the public hearing at 7:05 p.m. No one spoke during the hearing. There was no correspondence. The public hearing was declared closed at 7:06 p.m.

Consideration of: Commission members discussed the request. Mr. Olejniczak stated that the Comprehensive Plan identifies this area for mixed residential development, with the wetland area as open space. He added that it would be ideal to transition from the Industrial to Two-Family Residential to Single-Family Residential.

It was moved by Mr. Statz, seconded by Ms. Brooks to vote on the request at this meeting. All ayes. Carried.

Moved by Mr. Statz, seconded by Ms. Brooks to recommend to Council to approve a zoning map amendment from Light Industrial (I-1) to Single-Family Residential (R-1) for Arthur and Darlene Hohlfelder, for property located on Columbia Avenue, parcel #281-66-12001401 and #281-66-12001402. All ayes. Carried.

Adjourn: Moved by Mr. Starr, seconded by Mr. Norland to adjourn. Carried. Meeting adjourned at 7:14 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary