

PLANNING AND ZONING COMMISSION

4:00 P.M.

Wednesday, October 4, 2023

Present: Steve VanHouse
Nelson French
Wade LeBlanc

Absent- Richard DeRosier
Mike Johnson

Gary Thompson, Planning & Zoning Admn
Tim Costley, City Attorney
David Drown, City Planner
Carolyn Hudyma

VanHouse called the meeting to order at 4:04 p.m.

Agenda – Motion by LeBlanc, second French to approve the Agenda as presented.
MOTION CARRIED.

Approval of Minutes- Motion by LeBlanc, second French to approve July 5, 2023 Public Hearing and Regular Meeting; July 19, 2023 Special Meeting; August 1, 2023 Special Meeting; August 2, 2023 Public Hearing; August 7, 2023 Special Meeting; and the August 16, 2023 Public Hearing and Special Meeting. **MOTION CARRIED.**

Zoning Administrators Report – Permits issued for windows, garage, deck and school remodel were reviewed.

Communications – None at this time.

OLD BUSINESS None at this time.

NEW BUSINESS

Zoning Changes Required for Downtown Vision Plan- Council has adopted the Downtown Vision Plan and referred to Planning & Zoning for zoning code changes. The current Highway Business zoning does not accommodate the vision plan. Commission reviewed current zoning districts with focus on the shopping center mapping. Discussion regarding zoning changes needed, establishment of downtown district, parcel definition and requirements for dimensions, setback, building height, lot cover, and buildings per lot, when and why the shopping center was zoned Highway Business, the differences between Highway Business and Shopping Center zones, possibility of combining HB and SC zones into one new zone, parking needs for businesses, zones requirement for mixed use. Further discussion regarding tabling any zoning changes regarding private property until current business owner has presented a plan to Planning & Zoning, asking Zupancich family to attend Planning & Zoning meeting to discuss possible plans and rezoning needs before zoning changes are considered, support of the vision plan by the

Planning and Zoning Commission, and incorporating the vision plan as part of the City Comprehensive Plan.

Hudyma questioned changes to the zone, process for Zoning changes, and obtaining more feedback from the community.

Consensus of Commission is for Drown to draft a code that meets the vision, meet with private business owners, and bring a draft proposal back to the Planning & Zoning Commission.

Motion by LeBlanc, second French to adjourn at 5:12 p.m. MOTION CARRIED.

Minutes taken by Lisa Christenson