
Plan Commission
Monday June 26, 2023
6:30 PM at City Hall
MINUTES



Members Present: David Gratton, Ross Canniff, Josh Nichols, Tom Schulte, Bruce Soldner, Ken Steffen, and Mayor Wegener

Members Absent: None

Also, Present: Donna Braun, Nicholas Galthman

1. The meeting was called to order at 6:30 pm.
2. Roll call was taken.
3. Canniff motioned and Gratton seconded to approve the agenda. Motion carried 7-0.
4. Steffen motioned and Soldner seconded to approve the previous meeting minutes from April 24, 2023. Motion carried 7-0.
5. **Review, Discuss and Possibly Approve Changes to Sunset View's Building Plans.**
Donna Braun presented the proposed changes to the PUD, pertaining to reducing some (7) units to ½ basements (crawl space) and eliminating the access to Suncrest Road. All units meet normal setback requirements as per the City's R-2 zoning. Committee approves the Sunset View's building plan for 15 units from Martin Riley tentatively starting in Summer 2023. The project is under the General Development Plan (17.08.089(G)) and is zoned a Planned Development District. These plans are approved including setbacks, height restrictions, parking requirements, area/density requirements and all other zoning requirements.
Soldner motioned and Gratton seconded to approve changes to Sunset View's Building Plan. Motion carried 6-0-1. Wegener abstained.
6. **Property Maintenance Update:**
 - 278 W. Oak Grove Street- gates still missing from storage fence as per requirement to allowing sales of vehicles.
 - 503 S. Main Street- soft sided structure (not allowed)
 - 532 S. Main Street- lot encroachment north of garage
 - 1850's Inn- extended deck does not meet ADA requirements as per Pilot Program
7. **Old Business:** Passage curb to dining deck does not meet the 6 feet path requirement (electric rental bikes parked)
8. **New Business:** Future agenda items: add to City Ordinances requiring full basements under new constructed dwellings and discharge piping of sump pumps required to City

storm drains if available on the frontage of their properties, change grade requirements of driveways.

9. Set date and time for next meeting; July 31, 2023, at 6:30 pm.
10. Steffen motioned and Soldner seconded to adjourn the meeting at 8:12 pm. Motion carried.

Minutes Reported by:

Dan Wegener