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**Plan Commission**  
**Wednesday August 2, 2023**  
**6:30 PM at City Hall**  
**MINUTES**

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

Members Absent: Josh Nichols

Also, Present: Sandy Schultz, Ed Ruppert, Ryan Throw, Jeff Bartlett, Michelle Pilar, Kevin Schultz, Courtney Schwark, and Troy Justmann

1. The meeting was called to order at 6:30 pm.
2. Roll call was taken.
3. Soldner motioned and Canniff seconded to approve the agenda. Motion carried 6-0.
4. Gratton motioned and Soldner seconded to approve the previous meeting minutes from June 26, 2023. Motion carried 6-0.

5. **Review and Possibly make recommendations to City Finance Committee regarding transfer of ownership of road right of way along E. Center Street from Dorothy Strassman.**

Gratton motion and Steffen seconded to approve to recommend transfer of ownership of road right of way to Finance Committee. Motion carried 6-0.

6. **Review, Discuss, and Possibly Approve Troy Justmann's request to Rezone 360 S. Fairfield Avenue from P.U.D. to a R-2.**

Heard owner's (Justmann) plans to purchase the property behind the duplex he presently lives in and would like it rezoned to R-2 as his adjoining property is zoned. Soldner motioned and Canniff seconded to approve Troy Justmann's request to rezone. Motion carried 6-0.

7. **Review, Discuss, and Take Possible Action regarding Noise Complaint at 525 S. Fairfield Ave.**

No action taken.

Heard the complaints of noise/dogs barking from (2) neighbors. Plan Commission recommended that the Dog Day Care owner erect a fence to reduce both noise and vision to the neighbors' voicing concerns. Complainant was told to file a formal complaint the next time an issue arises, and the police will take appropriate action.

8. **Review, Discuss, and Possibly Approve Changing the wording in Ordinance 17.09.050 H 3.**

**No Action Taken.**

Gratton voiced concern of the Police Chief regarding placement in Ordinance book. Gratton will work with the City Staff regarding wording changes and placement.

9. **Property Maintenance Update:**

- 123 W. Center Street- Overgrown vegetation
- 702 E. Oak Grove Street- Abandoned vehicle
- 610 E. Oak Grove Street- Porches up/down, no railings
- 297 N. Main Street- Construction equipment still on site

10. **Old Business:**

11. **New Business:**

12. Set date and time for next meeting; Monday August 28, 2023, at 6:30 pm.

13. Canniff motioned and Soldner seconded to adjourn the meeting at 7:55 pm. Motion carried.

Minutes Reported by:

Dan Wegener