

**Planning Commission Meeting  
March 16, 2022**

A regular meeting of the Planning Commission was held at City Hall, 200 S. Main Street on March 16, 2022, at 7:00 p.m.

Chair Vanek called the meeting to order at 7:00 p.m. Present were Chair Vanek and Commissioners Halsey, Wegner, DeGrow, Loftus, Hiltz, Wicker, and Baker. Skinner was absent and excused.

Also in attendance were Building Official LeRoy Hummel and City Manager Montenegro.

DeGrow moved, Halsey seconded, PASSED, to approve the agenda as printed.

DeGrow moved, Halsey seconded, PASSED, to approve the January 4, 2022 minutes as printed.

**Public Comments:**

Bruce Verleger, representing Patricia Verleger at 902 West Street, commented on the expansion of the manufactured home community and requested a privacy fence be required.

**Public Hearings:** None

**Old Business:**

- a. Baker moved, Halsey seconded, PASSED, to approve the site plan to construct a parking lot and storm sewer system for parcel 23-300-027-400-053-08 commonly known as 2001 Industrial Drive with the following conditions:
  - Obtain utilities easement
  - Approved storm sewer management
  - Gas easements
  - Electric easements
  - Waive required landscape along Industrial Drive
  - Add 3 trees along east property line
  - Approve 225 parking spaces
- b. Hiltz moved, Halsey seconded, PASSED, to recommend to City Council the approval of the request for a Master Plan (Future Land Use ) Change from low density residential to manufactured housing for parcels B, C, D on the survey provided by Atwell (job # 21001334 dated 01.27.2022) and vacant parcels 23-300-004-200-944-02 and 23-300-004-200-948-00.
- c. Baker moved, Hiltz seconded, PASSED, to recommend to City Council the approval of the request for a zoning change from low density residential (RD1) to manufactured home park (MHPD) for parcels B, C, D on the survey provided by Atwell (job # 21001334 dated 01.27.2022) and vacant parcels 23-300-004-200-944-02 and 23-300-004-200-948-00.
- d. Baker moved, DeGrow seconded, PASSED, to approve the site plan for the expansion of a manufactured home community for the following for parcels B, C, D on the survey provided by Atwell (job # 21001334 dated 01.27.2022) and vacant parcels 23-300-004-200-944-02 and 23-300-004-200-948-00 with the following conditions:

- Street Names receive Fire Department approval
- Loop water main to Troy Court
- Install privacy fence for 902, 908, 918 West Street
- C2AE approval

New Business:

- a. Planning Commission preliminarily reviewed a proposed site condominium subdivision on Oakridge Drive. Developer Lynn Ball commented on his proposal. The Planning Commission would like to review the proposal further.
- b. Election of Officers
  - DeGrow moved, Wegner seconded, PASSED, to elect Martin Vanek to the Chairperson position.
  - Vanek moved, Loftus seconded, PASSED, to elect Mike Baker to the Vice Chair position.
  - DeGrow moved, Wegner seconded, PASSED, to elect Richard Loftus to the Secretary position.

Reports:

Baker provided a Zoning Board of Appeals update.

Building Official Hummel provided a Building Department update.

Hiltz moved, Halsey seconded, PASSED, to adjourn. Meeting adjourned at 9:49 p.m.