

**Planning Commission Meeting  
November 1, 2021**

A regular meeting of the Planning Commission was held at City Hall, 200 S. Main Street on November 1, 2021, at 7:00 p.m.

Chair Vanek called the meeting to order at 7:01 p.m. Present were Chair Vanek and Commissioners Halsey, Loftus, Wegner, Skinner, DeGrow and Baker.

Also in attendance was Building Official LeRoy Hummel.

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

Wegner moved, Baker seconded, PASSED, to approve the October 4, 2021 minutes as printed.

Public Comments: Mayor Paul Malewski commented on his perspective for development. He also commented on the Master Plan and Ordinances.

**Public Hearings:**

- a. Public Hearing to consider a request for review of a Lot Split Application for parcel 23-300-034-200-240-06 commonly known as Nathan Drive. Chair Vanek opened the public hearing at 7:06. Building Official Hummel reviewed the application. Joy Matthews explained the request. Two (2) neighbors commented in favor of the request. One (1) neighbor commented against the request citing weeds in the undeveloped parcel. There were no further questions or comments. DeGrow moved, Baker seconded, PASSED, to close the public hearing. The Public Hearing closed at 7:26 p.m. The Commission discussed the request. Baker moved, DeGrow seconded, PASSED, to recommend the Lot Split Application for Nathan Drive to Council for approval with an easement to the rear of the properties from parcel A and lots to be combined with the purchasers' developed lots.
- b. Public Hearing to consider a request for review of a 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. Chair Vanek opened the public hearing at 7:49 p.m. Craig Wist appeared before the Commission as a representative of Meridian Magnesium. He asked that the request be tabled. There were no further questions or comments. Skinner moved, Wegner seconded, PASSED, to close the public hearing and table the request until December. The public hearing closed at 7:58 p.m.
- c. Public Hearing to consider a request for review of a conditional use application for a private clubhouse and pool for parcel 23-300-200-965-00 commonly known as 1022 West Street. Chair Vanek opened the public hearing at 7:59 p.m. A neighbor commented on concerns with the proposed development. Brian Styck reviewed the request. There were no further questions or comments. Baker moved, Wegner seconded, PASSED, to close the public hearing. The Public Hearing closed at 8:20 p.m. The Commission discussed the request. Halsey moved, DeGrow seconded, PASSED, to table the request.
- d. Public Hearing to consider a request for review of a site plan to construct a clubhouse, pool, and playground for parcel 23-300-200-965-00 commonly known as 1022 West Street. Chair Vanek

opened the public hearing at 8:32 p.m. A resident of the park commented on the effect of the project on rent and use by non-residents. There were no further questions or comments. Halsey moved, Loftus seconded, PASSED, to close the public hearing. The Public Hearing closed at 8:46 p.m. The Commission discussed the request. Skinner moved, DeGrow seconded, PASSED, to table the request.

- e. Public Hearing to consider a request for review of a Lot Split Application for parcels:  
23-300-070-600-302-00 commonly known as Smithville Road  
23-300-002-100-016-05 commonly known as 813 Oakridge Drive  
23-300-002-300-016-06 commonly known as 824 Oakridge Drive  
23-300-002-100-046-02 commonly known as 933 Oakridge Drive  
Chair Vanek opened the public hearing at 8:48 p.m. the request had been previously presented at the September 7, 2021 meeting. Halsey moved, Wegner seconded, PASSED, to close the public hearing. The Public Hearing closed at 8:49 p.m. Baker moved, Halsey seconded, PASSED, to rescind the former recommendation to City Council and recommend the lot split application as presented to Council for approval.
- f. Public Hearing to consider a request for review of a rezoning request application from single family residential to single and two family residential for the proposed parcel A which is comprised of +-25 acres as shown on certificate of survey dated 03/08/2021 including Oakridge Drive. Chair Vanek opened the public hearing at 8:53 p.m. Developer Lynn Ball reviewed the request. There were no further questions or comments. Baker moved, DeGrow seconded, PASSED, to close the public hearing. The Public Hearing closed at 8:57 p.m. The Commission discussed the request. Halsey moved, Wegner seconded, PASSED, to recommend the Rezoning Request Application to Council for approval.

Old Business: None

New Business: None

Reports:

Building Official Hummel provided a Building Department update.

Loftus moved, Baker seconded, PASSED, to adjourn.

Meeting adjourned at 9:20p.m.