

**Meeting of the Planning and Zoning Commission for Thursday, May 16, 2013.**

The meeting was called to order by Chairman Patt Olsen at 7:00 p.m. Present were Guy Lee, LeeAllen Smith, Dale Hughes, Mayor Grenke, Don Bormann, James Lee, and Mark Mustain. Also attending were Lynn Behrns and James Smith.

Those present recited the Pledge of Allegiance.

Smith moved approval of the minutes of September 24, 2013 and notes from the Public Hearings for May 9, 2013. Hughes seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

Behrns presented a draft ordinance which would allow lumber yards to be a permitted use in the B-2 (Highway Business) Zone District. Presently, they are allowed in M-1 (Industrial) Zone District, but not specifically in the list of B-2 uses. Staff has been working with LaCrosse Lumber to relocate to property zoned B-2 on the north side of Highway 22. Behrns said that LaCrosse is presently in the B-1 (Downtown Business) Zone District, as historically been other such business. He and Bormann have looked at the ordinances in other cities and found that lumber yards are usually treated as conventional commercial uses. Staff is requesting that the Code be changed as described. Behrns reported that no comments were made at the Public Hearing on May 9 and no verbal or written comments have been received to date.

Commission members briefly discussed the measure. Smith then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the proposed ordinance adding "lumber yards" to the list of permitted uses in the B-2 (Highway Business) Zone District be adopted. Bormann seconded the motion.

On roll call vote, the following members voted aye: Smith, Guy Lee, Olsen, Hughes, Grenke, Mustain, and James Lee.

The following members voted nay: none

The following members abstained: none.

The motion passed.

Behrns then presented a draft ordinance which would rezone property owned by Don Brooks to B-2 (Highway Business) so that he can construct a commercial recreation building. The parcel in question is presently zoned R-2 (Two-family Dwelling) on the west and M-1 (Industrial) on the east. Most of the adjacent property to the south, east, and north is already zoned M-1. At the public hearing on May 9, Brooks was the only person to testify. Behrns said that he had no written comments on the proposal.

Committee members briefly discussed the measure. Bormann moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the proposed ordinance be adopted and all of the west half and the south 40 feet of the east half of Lot 4, Block of the Poage Subdivision be zoned B-2 (Highway Business). Smith seconded the motion.

On roll call vote, the following members voted aye: Smith, Guy Lee, Olsen, Hughes, Grenke, Mustain, and James Lee.

The following members voted nay: none

The following members abstained: none.

The motion passed.

Behrns then asked the Commissioners to set a minimum distance between the proposed recreation center and the nearest residentially zoned property, school, clinic, hospital, or church, as allowed by the Section 31-27(A)(11) of the Zoning Code for such facilities. He recommended that a minimum distance of "zero" be required because of the present nature of the surrounding uses.

Bormann then moved no minimum distance be required between a commercial recreation center on the property mentioned above and any residentially zoned property, school, clinic, hospital, or church. Hughes seconded the motion.

On roll call vote, the following members voted aye: Smith, Guy Lee, Olsen, Hughes, Grenke, Mustain, and James Lee.

The following members voted nay: none

The following members abstained: none.

The motion passed.

Mustain moved the meeting be adjourned. Hughes seconded the motion.

All present aye and the motion was passed.

The meeting adjourned at about 7:07 p.m.

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