

## PLAN COMMISSION

FEBRUARY 20, 2007

**MEMBERS PRESENT:** Roy Middendorf, Tom Hunter, Glenn Tebbe, Lynn Wells, Larry Bower, Gary Herbert, Dan Manus.

Larry Bower called the meeting to order at 7:05pm. The minutes were mailed to all board members before the meeting. Glenn had the following corrections.

Members Present, Gary Herbert's name was left off.

Paragraph three, line 13 the word "written" to be removed and replace ~~with-with~~ "proposed".

Paragraph four, line four between the words that and Mr. should read, ~~that~~ "if" Mr. Campion... Office. (~~T~~This part of the property remains R1-1)

~~Mr. Campion.~~ Paragraph five, line 2 should read after subdivisions, 1. Winchester Park. Line four, after Indiana. 2. Winchester Estates. Line 6, after and, 3 Winchester Place. Line 8, ~~should read at~~ "ad joiners"; ~~;~~ should read "adjoining property owners".

Paragraph six, Line five after Fire Chief should read "met with the developer to express concerns"; Mr Kremer will follow city ordinances and the waiver was withdrawn" line six at the end of the sentence take out "entrances" and add "streets". Line nine, after request should read "requested at that" entrance for Winchester Park.

Paragraph eight, line two after concept should read concept "that" meet, and at the end of the sentence add concept one. Line three after outlet should have outlet "E" explaining. Line three at the end add "the plan that it meetsto be sure all is in compliance". Line four at the end of the sentence add to be sure all in compliance.

Paragraph nine, line nine, after C and D add the word "area". Line twelve, should read Bill Logan went over his letter "of request and concerns regarding the site plan". add 'Waiver' before the workd requestss add to the last line approval the storm sewer.

~~Corrections Minutes are were~~ approved as amended.

Item 1: Rezoning of the old Kmart building. Rick Acra spoke to the board about rezoning the old Kmart building to B-3. He wants to use part of the building as a warehouse for Honda parts. All of the board members received copy of the mapped area. There was a discussion of the difference between B-2 and B-3. Board members voiced concern about rezoning to a B-3 for future use. Steve Taylor, city attorney, explained granting an exception with B-2 zoning for Rick only. The Board was willing to grant an exception for limited use. Rick told the board he wanted to think about it ~~and left the meeting.~~

Item 2: Rezone the Corner Store. Micki Pyles informed the board three properties need to be rezoned back to R-1. The addresses for the properties are 715, and 719 S Monfort St, 320 W Davis St. Kathy also requested that 801 S. Monfort St and 319 W Thomas St be rezoned. All properties are zoned B-2 and need rezoned as R-1. All properties are residential. Roy made a motion to ~~refer recommend rezoning~~ to city council ~~for rezoning~~. Gary seconded. Vote ~~taken by~~ ~~few~~: Roy yes, Tom yes, Glenn yes, Lynn yes, Larry yes, Gary yes, Dan yes. Motioned carried.

Item 3: Preliminary plot approval for K & C Corporation. Mr., Kreamer stated there were two issues left, 1. Radius on the streets, 2 ~~Conservancies Covenants~~ written for each of the separate

subdivisions. Mr. Kremer decided to rework the street design and has withdrawn his request for a waiver for street curve radius. Plan now calls for intersections that comply with city specifications. Covenants were not considered and will be reviewed during final plat approval.

~~Board members received new plats broken down into phases~~Mr Kremer proposed the development in phases. There were no changes in the infrastructure. There was a discussion over the plat and the changes that were made. Mr. Kramer explained the phases of building. Gilbert Harmon adjoining property owner, ask for site plan. Mr. Kre~~a~~mer gave him a site plane. Drew also explained to Mr. Harmon the storm water system. Scott Chasteen has concerns of the dead end water lines in-~~s~~tead of a loop system. The board received a letter from Bill Logan, and Glenn went over those concerns stated d in the letter.

Roy made a motion that the preliminary plot approval for all three subdivisions be referred to the city council for approval. Glenn seconded. Vote ~~taken by row~~: Roy yes, Tom yes, Glenn yes, Lynn yes, Larry yes, Dan Yes, Gary yes. Motion carried.

Kathy ~~asked about~~requeted moving the March meeting, because of it its spring break week and she will be on vacation. Larry moved the March meeting to the 27<sup>th</sup>.

Kathy informed the board that ~~her~~she and Scott Chastain, Fire Chief, had a routine building inspection of the old Heileg Meyer building and noticed the ceiling bowing. Mr Mills the owner of the building contacted Barth & Associates. Mr. Barth found bends in the trusses and told Mr. Mills if it was him he would get out of the building. Mr. Mills will fix the problem himself. ~~Steve said the chamber said the businesses in the building were moving.~~Building is being evacuated until repaired and reinspected.

Kathy and Scott ~~wrote up~~notified Burt Wilmer, owner of the Johnson Building that he was to repair the roof and secure the building. The roof is caving in. Scott talked to Mr. Wilmer. However after several notifications Mr Wilmer has been unresponsive. -Kathy ~~is asking~~asked the board to let Steve Taylor, start proceedings for condemnation. Roy made a motion to ~~let Steve~~ start proceedings for condemnation. Glenn seconded. Vote ~~taken by row~~: Roy yes, Tom yes, Glenn yes, Lynn yes, Larry yes, Gary yes, Dan yes. Motion carried.

Adjourned at 7:28