

PLAN COMMISSION

DECEMBER 21, 2010

7:54 PM

MEMBERS PRESENT: Roy Middendorf, Lynne Wells, Kevin Fleetwood, Herb Hunter, Bruce Bockover.

Herb Hunter, President, called the meeting to order. Role was taken: Bruce Bockover here, Kevin Fleetwood here, Herb Hunter here, Roy Middendorf here, Lynne Wells here, Tom Hunter not present. The minutes were distributed before the meeting. Roy made a motion to accept the minutes. Lynne seconded. All ayes.

ITEM 1: Linda McGinn, 410 W Railroad St to rezone property from I-1 light industrial to B-1 central business. She has put apartments within the building and the I-1 zoning does not cover any type of residential dwellings. This was found during a fire department inspection. Linda addressed the board and told the board it was used for office and never industrial. There are tenants in both apartments. Linda had pictures of the property for the board. Bruce asked about parking and Linda said parking is on the east side of the building. Lynne asked if she had address and found that it needs to be rezoned to B1. Scott Chastain, Fire Chief, asked if he could inspect the building for fire safety. Linda said that would be ok. Roy made a motion to rezone from I-1 to B-1 contingent with fire department approval of fire walls. Bruce seconded. Vote taken by role: Bruce yes, Kevin yes, Herb yes, Roy yes, Lynne yes. Motion carried. Herb will present to city council on January 3, 2011.

ITEM 2: Nathan Gilbert is back to the board for unsafe property. Nathan said all the utilities had been disconnected and the building is pad locked. Nathan said he had been working on it, slowed by the weather. Lynne asked what he was doing in November. Lynne also asked if any could be recycled. Bruce explained to Nathan how he could drop the ceiling down after the outer walls are taken down to recycle most of it. Roy made a motion to give Nathan 90 day extension Nathan is to attend all plan commission meeting to update on progress he has made and after 90 days the city would tear it down at Nathans expense and he will have a work plan at every meeting. Bruce seconded. Vote taken by role: Bruce yes, Kevin yes, Herb yes, Roy yes, Lynne yes. Motion Carried.

ITEM 3: Mike Klene, 301 W 2nd ST, unsafe building. Scott Chastain, Fire Chief said Mr. Klene was sent letter on property and was sent to the wrong address. Scott spoke with Mr. Klene about what needed to be done. Mr. Klene addressed the board and said he had been taking care of his wife that had a back injury and had spoken to someone and got the fence put back up. Bruce asked Mike if he had insurance on the property and Mike said yes. The board suggested he look into that to help with the tree limb on the garage. Roy made a motion to give Mr. Kene 90 days to clean up and secure property and remove tree limb. Bruce seconded. Vote taken by role: Bruce yes, Kevin yes, Herb yes, Roy yes, Lynne yes. Motion carried.

Bruce asked about the progress on the Taylor building. Terry Corridan, City Attorney, said test is in the process being done and was moving in a positive direction.

Roy made a motion to adjourn.

Adjourned at 8:31 PM.

Presiding Officer

Secretary