

## **PLAN COMMISSION**

**SEPTEMBER 18, 7:30PM**

**MEMBERS PRESENT:** Kevin Fleetwood, Roy Middendorf, Glenn Tebbe, Blake O'Mara, John Hedinger, Tom Hunter, Bruce Bockover.

Glenn Tebbe, President, called the meeting to order. Role was taken with everyone present. The minutes were distributed before the meeting. The date on the minutes needs to be corrected to August 21. Blake made a motion to accept the minutes as corrected. Roy seconded. All ayes.

ITEM I: Family Dollar Site plan was presented to the commission. The Board of Zoning Appeals granted a variance for 26 parking spaces at their meeting earlier. Johnny Moore, Project Manager for Family Dollar, addressed the commission and explained the site plan. Bruce Bockover asked if there would be any drainage problems. Gary Murray, City Engineer, said there would be no drainage issues because it is already a hard surface and already drains into Main Street. Roy Middendorf asked if they could turn the dumpsters to make it easier for trash pickup. Mr. Moore agreed to do that. Roy made a motion to approve the site plan. Kevin Fleetwood seconded. All Ayes.

ITEM II: Welage Optometry rezone request was presented to the commission. Gary Murray, City Engineer, explained that Dr. Welage has purchase the doctor's office on First Street and the house next door at the corner of First Street and Lincoln Street. Both properties are zoned R2. Dr. Welage informed the commission that he wants to remove the house garage and old doctor's office, make it one property, and build a new building. A discussion took place among the commission and questioned was asked of Chris Stephens, City Attorney. Tom Hunter made a motion to rezone to B2. Roy Middendorf seconded. All ayes.

ITEM III: The commission reviewed another section of the sign ordinance. Gary Murray, City Engineer, Shawn Green, Green Signs, and Chris Stephens, City Attorney was present to answer questions. Jeff Elmsweller, Chamber of Commerce, expressed his concerned for interior signs. Glenn asked the commission to look over certain sections of the ordinance for the next meeting.

ITEM IV: Chris Stephens, City Attorney, gave an update on the property on N East St. Gary Murray, City Engineer, gave update on the Taylor building going up for public auction.

Meeting Adjourn at 9:16pm.

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President

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Secretary