

**Planning Commission**

October 1, 2024

Council Chambers, 360 N. Main Street

Call to Order

Chair Amy Yotty called the October 1, 2024, Planning Commission to order at 6:30 p.m. in the Council Chambers at 360 N. Main Street. Commission members present: Sheila Geneser, Valerie Ward, Dave Willer, Amy Yotty; absent – Barry A'Hearn, Josey Bathke, Jason Heisler.

Others present: Ryan Rusnak, Ryan Heiar, Grant Lientz, Tracey Mulcahey, Randy Lang, John Marner, and other interested parties.

Approval of the Agenda

Willer moved, Geneser seconded to approve the agenda. The vote was all ayes. Agenda approved.

Buck Moon Villas Preliminary Site Plan*Staff Presentation*

Rusnak presented the request of Buck Moon Villas, LLC to approve a Preliminary Site Plan for 11 townhouse units in three buildings on 1.6 acres. The property is located on the east side of North Dubuque Street approximately 300 feet southeast of Ranshaw Way. Staff recommends the Planning Commission accept the listed finding that the preliminary site plan would achieve consistency with the approval standards enumerated in Section 165.05(2)(E) of the Zoning Code and forward the request to approve a preliminary site plan for 11 townhouse units in three buildings on 1.6 acres to the City Council with a recommendation for approval.

Applicant Presentation

Brad Cummins of the ownership group was present and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments of the Commission

The Commission had no questions or comments on the application.

Recommendation to the City Council

Geneser moved, Willer seconded that the Planning Commission accept the listed finding and forward the preliminary site plan to the City Council with a recommendation for approval. The vote was: ayes – Geneser, Ward, Yotty, Willer; nays – none; absent – A'Hearn, Bathke, Heisler. Motion carried.

North Jones, LLC Public Hearing on Zoning Map Amendment*Staff Presentation*

Rusnak presented the request of North Jones, LLC for a zoning map amendment (rezoning) from RM-8 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on approximately 3.53 acres. The property is located at 1605, 1655 and 1695 North Jones Boulevard. Staff recommends the Planning Commission accept the listed finding, the zoning request from RM-8 Multi-Unit

Residence District to RM-12 Multi-Unit Residence District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code, and forward the request for zoning map amendment (rezoning) from RM-8 Multi-Unit Residence District to RM-12 Multi-Unit Residence District on approximately 3.53 acres to the City Council with a recommendation for approval.

Applicant Presentation

Randy Lang, Watts Group, was present on behalf of the applicant and offered to answer questions.

Public Comments

No public comments were offered.

Questions and Comments of the Commission

The Commission discussed the application including the development of the park shown in the Comprehensive Plan.

Recommendation to the City Council

Geneser moved, Ward seconded that the Planning Commission accept the listed finding and forward the rezoning to the City Council with a recommendation for approval. The vote was: ayes – Yotty, Willer, Geneser, Ward; nays – none; absent – A’Hearn, Bathke, Heisler. Motion carried.

Hodge Construction Company Public Hearing on Zoning Map Amendment

Staff Presentation

Rusnak presented the request of for a zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to C-3 Higher-Intensity Commercial District on approximately 5.12 acres. The property is located at the northeast corner of West Forevergreen Road and Bernardy Drive. Staff recommends the Planning Commission accept the listed finding, the rezoning request from RM-21 Multi-Unit Residence District to C-3 Higher-Intensity Commercial District would achieve consistency with the approval standards enumerated in Section 165.09 of the Zoning Code, and forward the request for zoning map amendment (rezoning) from RM-21 Multi-Unit Residence District to C-3 Higher-Intensity Commercial District on approximately 5.12 acres to the City Council with a recommendation for approval.

Applicant Presentation

Jon Marner, MMS Consultants, was present on behalf of the applicant and offered additional information regarding the proposed rezoning.

Public Comments

No public comments were offered.

Questions and Comments of the Commission

The Commission discussed the application including access to Forevergreen Road through driveways and roadways, traffic counts, and the impact of more students at the junior high on traffic on Forevergreen Road.

Recommendation to the City Council

Willer moved, Geneser seconded that the Planning Commission accept the listed finding and forward the zoning map amendment to the City Council with a recommendation for approval. The vote was: ayes – Willer, Ward, Yotty, Geneser; nays – none; absent – A’Hearn, Bathke, Heisler. Motion carried.

Approval of Previous Minutes

Geneser moved, Willer seconded to approve the minutes of the September 3, 2024, meeting. The vote was all ayes. Minutes approved.

Old and New Business

Rusnak updated the Commission on the proposed Accessory Dwelling Units (ADUs) addition to the code of ordinances. There was discussion on the process of ordinance consideration regarding ADUs with the City Attorney.

New Business

Rusnak reported that a couple of new applications were received this month for next month's meeting.

Adjournment

At 6:56 p.m., Willer moved, Ward seconded to adjourn. The vote was all ayes. Meeting adjourned.

Signed:

Tracey Mulcahey, City Clerk