

## Minutes of Zoning Ad-Hoc Committee Meeting September 26, 2018 at 6:00PM

**Call to Order** - Gil Gerdman called the meeting of the Commission to order at 6:00 PM.

**Roll Call** – Present were Gil Gerdman, Nanci Caflisch, Tom Kolb, Michael Zolper, Kelsey McDermott, Melanie Platt-Gibson

Absent – Mike Carbonara

Also in attendance were Tom Pinion, Mark Schauf, Attorney Emily Truman.

### 1. **Call to Order**

- a. **Roll Call of Membership.**
- b. **Note compliance with the Open Meeting Law.** Palm noted compliance with the Open Meeting Law.
- c. **Agenda Approval:** It was moved by Kolb, seconded by Platt-Gibson to approve the agenda as posted. Motion carried unanimously.
- d. **Minutes Approval:** It was moved by Zolper, seconded by Kolb to approve the minutes of August 22, 2018. Motion carried unanimously.

### 2. **Appearances/Presentations**

Comments from Zoning Administrator, Police Chief and City Attorney. The recent legislative change to the conditional use law is the focus of this committee. For multi-dwellings parking is a commodity downtown, which need to be taken into consideration. Other potential problems could be safety and good neighbor issues, noise complaints, garbage containers, refuse collection. Atty. Truman added that we need to follow State Statute, code needs to be compliant with State Statute.

3. No Public Appeared.

### 4. **Action Items**

- a. Discussion on Permit – is by right, permit issued same day. Conditional Use needs to go through review and approval by Plan Commission. Discussion in detail about Accessory Uses.
- b. Red-lined items in Chapter 17 are only suggestions to the committee to strike or keep in. Items that are removed would make more work for the applicant to obtain what they want. Discussion on home occupation of what is regulated and not regulated. Our community is complaint driven. Discussed retail sales definition.
- c. Discussion on two family dwelling conversions. Kolb wants it removed. Caflisch explained 2008 situation. Hard to regulate ordinances. Truman added legality and deed restriction. Time allowance for ad hoc committee issues including having review sooner rather than later.
- d. Future date for meeting is Wednesday, October 10<sup>th</sup> at 6PM.
- e. Goal is to get through rest of marked up document, a group review and other zoning codes too.

### 5. **Information Items**

**Next Meeting** – Wednesday, October 10, 2018 at 6:00PM

**Adjournment** - It was moved by Gerdman, seconded by Caflisch to adjourn at 7:42 p.m. The motion carried unanimously.

Gil Gerdman