

On Thursday, April 23, 2015, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Rick Andersen, Karen Chevalier, Bob Conklin, Rene Morris, and Steve Munson. Absent: Mike Mellott

Also present were: Planner Dustin Wolff, Aldermen Retha Elston and John Stauter, City Manager Scott Shumard, City Management Intern Kevin Smith, Sterling Main Street Director Jana Groharing, Building and Zoning Superintendent Amanda Schmidt, and City Clerk Marie Rombouts.

Steve Munson made a motion to approve the March 19, 2015 minutes as presented; seconded by Rene Morris. Voting: Ayes – Andersen, Chevalier, Conklin, Morris, Munson, and Chair Larson. Nays – None. Motion carried.

Amanda Schmidt reported Articles 4 and 6 to the City Council. Planner Wolff felt the Council was happy with the progress.

Planner Wolff reported that Chapter 9 is the only chapter that has not been presented to Council. Wolff hopes for a public hearing in June before adoption. This will be an opportunity for citizen input. The proposed zoning code is more detailed and easier for Code Enforcement to work with.

During the review, the following sections were studied:

- (page 49) Location of parking spaces– 40' was excessive, Commission agreed to 12' from property lines
- (page 100) Outdoor storage is not permitted in setback requirements, shall not be visible from the street, and screening is required.
- (page 100) Screening for outdoor storage shall mitigate sight lines and shall be maintained.
- (page 108) Canopy of a gas station shall not exceed 16' on the underside.

The next Plan Commission meeting was scheduled for May 21 and will be rescheduled to May 28.

Plan Commission members wished Bob Conklin well in his transition to the City Council.

With no further business to discuss, the meeting was adjourned at 8:26 pm.

Marie Rombouts, City Clerk