

On Thursday, May 28, 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, Aurelio Gallardo, Mike Mellott, and Rene Morris. Absent: Steve Munson.

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, and City Clerk Marie Rombouts.

All Plan Commission members were introduced to Aurelio Gallardo, the newly-appointed Plan Commission member.

Karen Chevalier made a motion to approve the April 23, 2015 minutes as presented; seconded by Rick Andersen. Voting: Ayes – Andersen, Chevalier, Gallardo, Mellott, Morris, and Chair Larson. Nays – None. Motion carried.

No new sections of the zoning code were presented to the City Council.

Chair Larson asked Jerry Rodriguez to present his petition for property at 1702 West Fourth Street. Rodriguez stated that he approached the County for a permit to remodel his home and construct an addition. The property is zoned B-2, Business and he could not obtain a permit. The County explained the property would have to be rezoned to obtain a permit. Hence, the petition to rezone the property from a B-2, Commercial to A-1, Agriculture.

Planner Wolff explained the City is concerned about an A-1, Agricultural zoning. Agriculture zoning would open the door to further agriculture development. The City understands the need for home improvement but a residential zoning would be compatible with the City's Comprehensive Plan. Planner Wolff provided the County's definition of agriculture.

Attorney Coplan explained the City can send a letter of objection to the Agricultural zoning and add a postscript suggesting an R-1, Residential zoning.

Mike Mellott made a motion to recommend to the City Council that a letter of objection be sent to the County regarding the rezoning of 1702 West Fourth Street from B-2, Business to A-1, Agriculture, with an addenda suggesting a zoning of R-1, Residential. The motion was seconded by Rene Morris. Voting: Ayes – Andersen, Chevalier, Gallardo, Mellott, Morris, and Chair Larson. Nays – None. Motion carried. The recommendation will go to the Council at the second meeting in June.

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Planner Wolff reviewed sections of the code in which questions were raised last month. Guidelines for craft breweries are outlined and will conform to state requirements. Beer gardens guidelines have been established. Beer gardens are separate entities from liquor establishments with outdoor seating.

Wolff reviewed the zoning map, explaining the colors and use intensity. Discussion followed on non-conforming residential lots. Wolff explained that many more lots will be conforming but not all lots will conform.

Planner Wolff explained the Council has not seen Article 9, which consists of Zoning Procedures and Administration.

Wolff anticipates that the public hearing will be held by the Plan Commission in July. Notice will be published prior to the hearing.

With no further business to discuss, the meeting was adjourned at 8:15 pm.

Marie Rombouts
City Clerk