

On Thursday, July 19, 2012, at 7:00 pm, a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair John Stauter, Bob Conklin, Eric Larson, and Rene Morris. Absent: Mike Gill, Mike Mellott, and Steve Munson.

Also present were City Attorney Ron Coplan, City Planner Dustin Wolff, Building and Zoning Superintendent Amanda Schmidt, and City Clerk Marie Rombouts.

Rene Morris made a motion to approve the minutes from the March 15, 2012 meeting and the March 29, 2012 special meeting; seconded by Eric Larson. Voting: Ayes – All. Nays – None. Motion carried.

Amanda Schmidt reported the Council approved the expansion of the Special Use Permit for St. Mary's Church at 507 Avenue B and the annexation and zoning of Ybarra's property on St. Mary's Road to construct a sports complex.

Chair Stauter opened a public hearing at 7:02 pm for the petition from Scott Hibbard/Northwest Homes, Inc. at 401 East Second Street to construct a front yard fence, with the fence along Fourth Avenue being constructed on City right-of-way.

Hibbard explained that the home was owned by Dr. Moses Royer and built between 1865 and 1870. There is a historical significance to the home. Hibbard explained that he has gutted the interior and wants to reconstruct the wrap-around porch, after the fence construction. Hibbard has been working with Gary Anderson, an architect that works with Sterling Main Street. Hibbard believes this property can be a good anchor to the downtown. Hibbard has worked with Richard Dombroski on tuck pointing the brick exterior. A lime putty is used with the clay baked brick instead of concrete.

Planner Wolff believes this to be an excellent idea with laudable goals. The zoning code does not apply to City property so the fence on City right-of-way is not applicable. Wolff reminded that Hibbard needs to get approval for the fence on the public easement and if the fence needs to be removed, it is at the owner's expense.

Superintendent Schmidt agrees with the Planner. Hibbard is doing an excellent job.

Chair Stauter stated that publication in the *Daily Gazette* was made, fees were paid, a sign was placed on the property, property owners within 150' of the property were notified, and no written comments were received from the public.

Attorney Coplan stated that he is a preservationist and delighted to see this type of project. The Special Use Permit gives the City the opportunity to allow items not covered under the zoning code. The encroachment on public right-of-way needs to be approved by the Council with a hold harmless agreement and certificate of insurance.

Chair Stauter closed the hearing at 7:17 pm.

Bob Conklin made a motion to recommend to the City Council approval to construct a front yard fence along East Second Street, two feet from the property line and encroach on City right-of-way along Fourth Avenue to construct the fence two feet away from the sidewalk. The motion was seconded by Rene Morris. Voting: Ayes – All. Nayses – None. Motion carried.

Scott Hibbard thanked the Plan Commission for their support and informed them that Gary Anderson is helping him to get the property listed on the National Registry of Historical Buildings.

Chair Stauter asked Superintendent Schmidt about the plat for Foster. Schmidt reported that Foster has asked to subdivide this parcel to sell the businesses separately, if the opportunity arises.

Planner Wolff sees no reason not to approve the subdivision.

Eric Larson made a motion to recommend to the City Council approval of the Final Plat of Foster Addition; seconded by Bob Conklin. Voting: Ayes – All. Nayses – None. Motion carried.

Chair Stauter asked Rene Morris, Eric Larson, and Bob Conklin to serve as the nomination committee and return with a slate of officers for the next meeting.

Superintendent Schmidt reported City staff is progressing on the zoning ordinance review and a committee has met on the Way Finding Signs.

With no further business to discuss, the meeting was adjourned at 7:36 pm.

Marie Rombouts
City Clerk