

On Thursday, December 18, 2014, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Eric Larson, Rick Andersen and Karen Chevalier. Absent: Bob Conklin, Mike Mellott, Rene Morris and Steve Munson.

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

There was no quorum for the meeting. Therefore, no action was taken with regards to the minutes from November 20, 2014.

Amanda Schmidt reported the City Council approved the annexation of 1712 Woodburn Avenue. Schmidt also reported that Planner Wolff presented Articles 2 and 8 to the City Council. The Council was in favor of both and the Mayor was thankful for all the time and effort that has gone into this project.

Wolff gave a brief overview of Article 6 – Performance Standards and asked for comments pertinent to this Article.

Groharing asked for clarification regarding Sec 102-611 (G): Noise Standards. Wolff explained this section is more for a process, making sure that all departments are notified and made aware of all events.

Chevalier questioned Sec 102-620 (A)(5): Air Pollution, Contaminants and Smoke; Maximum smoke units. Chevalier asked how units of smoke are measured and how one determines if they are abiding by the requirements. Wolff explained this section is more to cover the basics should the need arise and the Fire Department is well educated in the measuring of smoke units.

Schmidt re-referenced Article 5 – Design Guidelines and Regulations; Sec 102-501 (G)(3)(c)(i3) Building Materials/Colors. Schmidt has many concerns with regard to metal buildings (such as Fun Jump and Cook's Corner). These existing structures are not Community Standard but are the most cost effective.

Wolff explained the use of metal as an accent is permissible within commercial buildings. Whereas industrial buildings must use other materials on portions of the building viewable by the public but are permitted to transition into all metal.

Andersen disagreed with the cost issue, explaining there were several cost effective options using a variety of materials.

Wolff introduced Article 9 – Zoning Procedures and Administration, in his opinion, this section may be the most important.

Wolff asked commissioners to take note and review Sec 102-905: Zoning Board of Appeals (E)(4) - Authorized Variations, for further discussion. It appears to be repetitive and he will recommend it be stricken.

Chevalier asked for clarification regarding Sec 102-906: Plan Commission (F)(5) Powers and Duties pertinent to solar energy. Wolff explained, basically one cannot hinder or obstruct the view of an existing property.

There was a brief discussion regarding the Historic Preservation Commission (Sec 102-907). Wolff explained the Commission members will also be known as the Historic Preservation Commission and Groharing expressed the importance of this commission for practice and funding avenues for Sterling Main Street.

There was a brief discussion regarding sections 102-910; 102-912; 102-919 and 102-924. It is the intent to keep these sections appropriate for use. There is nothing new in these sections but everything has been “spelled out” which should make it easier to understand the general processes in all areas.

With no further business to discuss, the meeting ended at 8:06 p.m.

Monique Castillo
Assistant City Clerk