

MINUTES OF PLANNING COMMISSION MEETING

December 13, 2010

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 13th day of December, 2010 at 6:30 PM

**THE FOLLOWING MEMBERS WERE PRESENT:** Nelson, Dean, Sannes, Borgstrom and Ferris.

**THE FOLLOWING WERE ABSENT:** Jorgenson and Coleman

**THE FOLLOWING WERE ALSO PRESENT:** Community Development Director Mike Martin, Deputy Clerk Linda Rappe, and Dave Wilcox

**CALL TO ORDER:** Chairman Nelson called the meeting to order at 6:30 PM.

**MINUTES FROM PLANNING COMMISSION:** Motion made by Dean, second by Sannes to approve the minutes from the November 8, 2010. All Ayes.

**WILCOX REQUEST DISCUSSION:** Dave Wilcox was in attendance to discuss an option he has on 10.5 acres north of the Carriage House Animal Hospital that is currently owned by Joel Bigelow. Wilcox would like to know if it is possible to annex this land and to annex it as a C-3 zoning district. Mike Martin explained the annexation process to Mr. Wilcox and Mr. Wilcox was given the forms he would need to start this process. The Planning Commission held little discussion on this since it is not yet owned by Mr. Wilcox and it is not yet annexed. Mr. Wilcox also stated that he has recently purchased the house at 407 S Mantorville Ave. directly across from Burger King. He inquired about his chances of rezoning the back portion of the lot behind to C-3. The Planning Commissioners thought that it would be possibility of that would be very slim since there would be nothing to buffer that from the other properties and it is not contiguous to another C-3.

**16<sup>th</sup> STREET DISCUSSION:** Martin showed a map of 16<sup>th</sup> street/625<sup>th</sup> St. and told the Planning Commission that Mantorville Township may have to petition the City to annex 16<sup>th</sup> St./625<sup>th</sup> St. out to County Road 15 in order to get the new bridge in.

**COMPREHENSIVE PLAN UPDATE:** Commissioner Dean gave copies of the compilation of the surveys the Comprehensive Plan Committee sent out in October. Dean stated that they were scheduled to have another meeting Thursday, December 16 to go over the business surveys that were distributed and collected in November.

**ADJOURN:** Since the agenda had been met the meeting was adjourned at 7:30

Respectfully submitted,

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Linda Rappe, Deputy Clerk