

MINUTES OF PLANNING COMMISSION MEETING  
May 13, 2019

Pursuant to due call and notice thereof, a regular Planning Commission meeting was held at City Hall on the 13th day of May, 2019 at 6:30 PM

**THE FOLLOWING MEMBERS WERE PRESENT:** Commissioner Ferris, Commissioner Torkelson, Commissioner Tinsley, Commissioner Fitch, Commissioner Thompson, Commissioner Zelinske and Commissioner Burton.

**THE FOLLOWING WERE ABSENT:** None

**THE FOLLOWING WERE ALSO PRESENT:** Administrator Theresa Coleman, City Clerk Rappe, Tim O'Morro, Ramona and Olivia Torkelson and Jace Johnson

**CALL TO ORDER AT 6:40PM**

**MINUTES OF THE PREVIOUS MEETINGS – April 8, 2019 – Motion to Approve the Minutes made by Commissioner Burton, second by Commission Zelinske with All Voting Aye.**

**OLIVIA TORKELSON – DISCUSSION ON HORSES** – Olivia Torkelson lives at 1200 W Main, she would like to house her horse on their property and add another horse. Their parcel is 8 acres on the edge of town. Sheldon Torkelson handed out an ordinance from Mantorville allowing this. Commissioner Thompson asked how much is proposed pasture and Mr. Torkelson stated there is over 4 acres in the back by the railroad tracks. Property is currently zoned R-C. Commissioner Burton stated that we may be able to rezone it to ag district per the new comprehensive plan, he does not think that a variance would work. Mr. Torkelson asked if they could only rezone the 4.25 acres in the back. Commissioner Thompson asked about regulation the numbers of horses. Commissioner Zelinske noted that the rule of thumb is one horse per acre. Commissioner Fitch asked if the entire 4.25 acres would be fenced, and if the railroad has setbacks for animals. Mr. Torkelson will check into that. The Commissioners requested a legal opinion.

**BEN KALL – POSSIBLE PROJECT PRESENTATION AND DISCUSSION** - Administrator Coleman stated that Mr. Kall has an option on the Hinderman Concrete property. It would have to be rezoned to R-C to allow for the multi-family; that is the closest to the description for downtown as defined in the Comprehensive Plan. There would possibly be two conditional use permits for this use; the second for a planned unit development. Discussion included vehicle traffic, foot traffic since there are no sidewalks in that area, and inclusion in the Safe Routes to School plan. This would be on a county road and right of way. The Commission thought a rezone would be appropriate. Commissioner Fitch brought up the flood zone. Coleman stated that Mr. Kall is working with SEH engineering on the flood zone. The challenge may be the city floodplain ordinance.

**OTHER** – Administrator Coleman received a conditional use permit application from Mr. Wilker but he did not turn in the fee and he is asking for a conditional use that is not listed in our ordinance.

ADJOURN 7:15PM

Respectfully Submitted,

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Linda Rappe, City Clerk