

Planning, Zoning, & Historic Preservation Commission

Meeting Minutes

April 3, 2023/ 5:30 PM / City Hall Council Chambers

Members Present: Jim Hunter, Jim Swatsenbarg, Bill Barksdale, & Josh Anderson

Members Absent: Alan Bull

Staff & Council: Greg Dagnan, Zeb Carney, Mark Elliff, & Julie Tilley

Presenters: Jeff Meredith & Kelly DeVrise

The meeting was called to order at 5:30pm by Jim Hunter, Chairman

Approval of Previous Meeting Minutes

- Motion by Bill Barksdale to approve the previous meeting minutes, seconded by Josh Anderson - All present voted in favor, minutes were approved

Public Hearings

#1- Request for Annexation of Property known as 2213 Missouri Ave.

- Jeff Meredith made an introduction of the property and the company representative, Kelly DeVries
- The property is not currently within the city limits but voluntarily ask for annexation
- It was discussed that this action would aid in the elimination of areas known as “donut holes or loopholes” within the city boundaries, those are areas that are not incorporated in the city but are surrounded by properties that are within the city limits, the city is actively trying to eliminate such cases

Jim Swatsenbarg moved to approve the annexation of property known as 2213 Missouri Ave, seconded by Bill Barksdale - All present voted in favor, the motion passed

#2- Request for Rezoning (contingent upon annexation approval) of the property known as 2213 Missouri Ave.

- The property will be zoned Light Industrial, it currently had no zoning because it wasn't within the city limits until item No. 1 of this agenda was passed
- There are adjacent properties zoned Light Industrial already, the zoning is appropriate for its surroundings

Bill Barksdale moved to approve the rezoning request, seconded by Jim Swatsenbarg - All present voted in favor, the motion passed

New Business

- n/a

Old Business

- Discuss establishment of 353 Corporation
 - General discussion was had regarding the verbiage of the Articles of the Corporation and the Council Bill.
 - Particular discussion was had over the verbiage of Section III: Statutory Requirements; No. 3 regarding the “deeming” of historical structures. The original draft read as follows:

3. If the project involves a building(s) deemed historical or contributing to a historic district, the project shall restore the property in a manner faithful to its historical context.

The revised requirement shall read as follows:

*3. If the project involves a building(s) **previously deemed historical & contributing** to a historic district, the project shall restore the property in a manner faithful to its historical context.*

Jim Swatsenbarg moved to accept the revised wording for Section III: Statutory Requirements; No. 3, seconded by Bill Barksdale - All present voted in favor, the motion passed

- Particular discussion was had over the verbiage of Section VII: Post Hearing; No. 1, Letter c. It was decided that the first three words should be removed. The original draft read as follows:

c. Amendment of plan if the city council approves a development plan, that plan shall not thereafter be amended without the consent of the corporation which proposed the approved plan.

The revised wording shall read as follows:

*c. **If** the city council approves a development plan, that plan shall not thereafter be amended without the consent of the corporation which proposed the approved plan.*

Bill Barksdale moved to accept the revised wording for Section VII: Post Hearing; No. 1; Letter c., seconded by Jim Swatsenbarg - All present voted in favor, the motion passed

- Discuss City Comprehensive Plan
 - General discussion was had about the basics of the Comprehensive Plan
 - The time frame is urgent but not dire
 - Jason Eckhart will attend the next P,Z, & HP meeting to discuss the Comprehensive Plan further

Jim Swatsenbarg moved to table the Comprehensive Plan until the next meeting to give the commission more time to review the plan, seconded by Josh Anderson - All present voted in favor, the motion passed

At 6:33pm Jim Swatsenbarg moved to adjourn the meeting, seconded by Bill Barksdale - All present voted in favor, the meeting was adjourned.

The next meeting is scheduled for May 1, 2023 at 5:30pm in the City Council Chambers