

**PLAN COMMISSION  
SUMMARIZED MEETING MINUTES  
February 25, 2019**

Mike Evans called the meeting to order.

**Members Present:** Gary Nolley, Wade Lewis, Joe Lux, Matt House, Mike Evans, Doug Cassidy, Ben Hall, Barb Lewis, Joanne Bowen

**Members Absent:** None

**Approval of Minutes:** Gary Nolley motioned to approve the minutes from the previous meeting and Ben Hall(?) seconded the motion. Voice vote passed 9 - 0.

**Old Business:** None

**New Business:** *PC 2019-03 Twin Lakes Apartments, Phase II Replat*

There was a bit of confusion due to the petitioner being absent and the commission decided to let Adam present the petition, which he did. Adam explained that the replat being requested would divide the property into 2 separate legal parcels that is being asked for by Landco's bank.

Mike asked if any board members had questions.

- Gary Nolley asked if there was any reason not to do this. Adam said no and explained that this is actually an administrative issue but we're not currently set up to handle it that way.

There being no further questions from the board, Mike asked if anyone in the public had a question or comment. No one did so Mike closed it to the public and opened it back up to the board. With no further questions, he called for a motion. Wade Lewis motioned to approve the replat as presented and Doug Cassidy(?) seconded the motion. Ben Hall - yes, Wade Lewis - yes, Joanne Bowen - yes, Doug Cassidy - yes, Gary Nolley - yes, Wade Lewis - yes, Matt House - yes, Mike Evans - yes. Ballot vote passed 9 - 0.

*PC 2019-02 Park Impact Fee*

Adam read the petition and Chuck Layman(?), a landscape architect discussed the petition and made a Powerpoint presentation to the plan commission, explaining what a park impact fee is and how the fee was determined. Mr. Layman answered questions from the board as he went through his presentation with the board seated in the audience. After the presentation, the board resumed their seats up front and Mr. Evans formerly called for questions from the board.

- Gary Nolley had no questions.
- Wade Lewis had no questions.
- Joe Lux had no questions.
- Doug Cassidy had no questions.
- Barb Lewis had no questions.
- Joanne Bowen made the point that the city could do a study itself instead of paying a consultant. Adam said it could be done in-house. Joanne also asked for clarification as to who appoints the 3 member board for the study. City attorney, Jenny Meltzer the mayor originally appoints 3 members and if there's a conflict, the City Council president then appoints someone until the mayor can appoint a replacement.

There being no further board member comments, Mike closed it to the board and opened it to the public. No one in attendance had a comment or question, so Mike reopened it to the board.

- Gary Nolley said he thought there should be an inflation "piece" in the ordinance and suggested 3% increase a year.

With no further questions from the board, Mike Evans closed comments/questions and opened the floor to a motion. Gary Nolley motioned to forward a favorable recommendation to the City Council for a Park Impact Fee with the condition that a 3% per year inflation factor into the ordinance. Joanne Bowen seconded the motion. Joanne Bowen - yes, Barb Lewis - yes, Ben Hall - yes, Doug Cassidy - yes, Wade Lewis - yes, Gary Nolley - yes, Joe Lux - yes, Matt House - yes, Mike Evans - yes. Ballot vote passed 9 - 0.

**Discussion:** *PC 2019-01 Comprehensive Plan Update*

Mike Evans commended Adam for presenting and defending the Comprehensive Plan Update to the City Council and discussion ensued.

*PC 2018-18 Hubler Property Rezone*

Adam discussed the Common Council meeting where they took up the petition and the Plan Commission's unfavorable recommendation to them. They approved it but attached 2 conditions to the petition; a sunset clause if the use doesn't begin within 2 years or if it ever ceases, the rezone reverses and that they have to meet all development standards of the BH business highway zoning district. Discussion ensued.

**Adjournment:** (?) motioned to adjourn the meeting and Matt House seconded the motion.

Meeting adjourned.