

PRESENT: Chairman Mayor Wescott; Jeff Zabel; Elbert Rackow; Lois Feldman;

ALSO PRESENT: Comm. Dev. Dir. John Gardner; Po. Co. Senior Planner Jeff Schuler; Mayors Assis. Rocky Bumgarner; C/T John Schlice; Ald. Phillips and Kedrowski; Fred Pionek; Susan Kampmeier

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1) APPROVAL OF THE OCTOBER 4, 1999 MINUTES

Elbert Rackow moved, seconded by Lois Feldman, to approve the minutes of the October 4, 1999 meeting. Ayes all; Nays none; Motion carried.

2) PUBLIC HEARING - AMENDMENT TO TAX INCREMENT DISTRICTS ONE AND THREE PROJECT PLANS

Chairman Wescott declared the public hearing open.

Having no one present to render testimony, Mayor Wescott closed the public hearing.

3) AMENDMENT TO TAX INCREMENT DISTRICTS ONE AND THREE PROJECT PLANS

Chairman Wescott stated the attached plan is self-explanatory and an important part of the city's future.

Lois Feldman moved, seconded by Jeff Zabel, to approve the proposed amendment to Tax Increment Districts One and Three Project Plans. Ayes all; Nays none; Motion carried.

4) CONDITIONAL USE - VEHICLE STORAGE FACILITY - 2200 PATCH STREET

John Gardner reviewed his memo and noted notices were sent to neighboring property owners. The property is already used for storage of trucks, however the proposed use is for storage of cars and will be fenced. Given its location, he feels comfortable recommending approval of the request.

Fred Pionek noted it would be a 6' high fence all the way around the property.

Elbert Rackow moved, seconded by Bud Flood, to recommend approval of the conditional use request for a vehicle storage facility at 2200 Patch Street with the following conditions: a solid fence be constructed prior to occupancy; no lighting on the site, and if lighting is provided in the future, the lighting be pointed away from the homes and the light lenses not be visible from the homes. Ayes all; Nays none; Motion carried.

5) ACQUISITION OF 625 SIXTH AVENUE

John Gardner stated it is an opportunity to acquire and demolish an older house that is in poor shape and replace it with a new one and sell this home to an owner occupant.

Elbert Rackow moved, seconded Jeff Zabel, to recommend approval of the acquisition of 625 Sixth Avenue. Ayes all; Nays none; Motion carried.

6) ACQUISITION OF 1528 WEST PEARL STREET

John Gardner stated this is another opportunity to acquire and demolish an older house that is in poor shape. He is not sure if we will be able to complete this due to an encroachment and it remains to be seen if we will be able to build. He wanted to bring this to the commission this month because we are using State money which would need to be used by the end of the year.

Chairman Wescott noted staff has some work to do on this yet, but we need Plan Commission authorization to continue.

Jeff Zabel moved, seconded Elbert Rackow, to recommend approval of the acquisition of 1528 West Pearl Street. Ayes all; Nays none; Motion carried.

7) DISCUSSION OF COMMERCIAL SIGN ORDINANCE

Chairman Wescott noted generally the Sign Ordinance seems to working well but we have had a few occasions, since the ordinance was adopted in 1995, where questions have come up. We would like a sense of the Commission as to whether you are satisfied with the ordinance. No action is required.

Elbert Rackow questioned with regard to the Valley Communities sign, could that type of situation be cured in the future by not allowing for a solid base, but requiring posts.

John Gardner responded that is one solution. If the commission is not happy with the sign, staff would develop alternatives.

Jeff Zabel noted we spent a lot of time and put a lot of work into the Sign Ordinance and he feels it is working out really well. He hasn't seen or heard anything to this point that would make him want to change it.

Lois Feldman agreed with Jeff Zabel, but noted there are a few larger signs out there, the Tobacco Outlet sign on south Church St., the Nissan sign on Hwy. 10 E., and the sign by the Castle on Main St. which is a small sign on a large lattice background.

Elbert Rackow noted he would encourage posts instead of a solid base.

Bud Flood felt a solid base that is done well is more aesthetically pleasing than posts. He thinks the current ordinance is working well.

Meeting adjourned at 4:30 P.M.

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