

AGENDA
PLANNING AND ZONING COMMISSION
MONDAY, APRIL 11, 2016
6:00 PM AT THE CITY HALL
680 Byron Main Court NE

1. CALL MEETING TO ORDER – Chair Fiegel called the meeting of the Byron Planning Commission to order at 6:01PM Monday, April 11, 2016 at Byron City Hall.

Members Present: Gary Fiegel, Bruce Putzier, Paul Gregor and Steven Cook (6:04).

Also Present: Randy Fogelson, Larry O’Neill, David Martin, Bryan Hazelton, Tim Kunkel, Steve Gentry, Kelly Gentry, Pat Mason, Council Member Scott Johnson, Janna Monosmith, Planning Coordinator, Mary Blair-Hoeft City Administrator.

2. APPROVE AGENDA – Motion made by Member Cook, second by Member Gregor to approve the agenda. Motion carried unanimously.

3. CONSENT AGENDA
 - a. P&Z Minutes from March 14, 2016 – Motion made by Member Gregor second by Member Putzier to approve the minutes as written. Motion carried unanimously.

4. PUBLIC COMMENTS –
Chair Fiegel called three times for public comments.

5. COMMUNICATIONS, REPORTS AND PETITIONS
 - a. Monthly Budget
 - b. City Council Minutes March 8, 2016
 - c. City Administrator Newsletter - March

6. PUBLIC HEARING - Motion made by Member Cook, second by Member Gregor to open the first public hearing at 6:05pm. Motion carried unanimously.

- a. Resolution 16-02 P & Z Conditional Use Permit for 518 - 2nd Street NW - Business owner Steve Gentry was present to discuss his request to open a pizza restaurant at this location. Gentry stated that the proposed hours will be 11:00am - 10:00pm. Maybe open later on the weekends. Chair Fiegel wanted to make sure that the parking area had taken into consideration the delivery vehicle. Gentry stated that it had.

Resident Tim Kunkel questioned the lift station. Kunkel was informed that he was speaking at the wrong public hearing.

Motion made by Member Cook, second by Member Gregor to close the public

hearing. Motion made by Member Putzier, second by Member Cook to recommend to the City Council to approve the CUP with the condition of the trash area being screened and sign requirements being met. Motion carried unanimously.

B. Resolution 16-03 P & Z -Motion made by Member Cook, second by Member Putzier to open the second public hearing. Motion carried unanimously.

Member Gregor stepped away from the dias.

Bryan Hazelton was present to discuss his request to move his building closer to the western lot line. This will allow the property to be further away from the force main line on the east.

Resident Tim Kunkel questioned the responsibility if something happens to the force main line.

Motion made by Member Putzier, second by Member Cook to close the public hearing. Motion carried unanimously.

Motion made by Member Cook, second by Member Putzier to recommend to the City Council to allow the building to be no closer than 4 feet from the western property line. Motion carried unanimously.

7. GENERAL BUSINESS:

8. UNFINISHED BUSINESS -

9. NEW BUSINESS -

a. Resolution 16-04- P & Z Somerby Lot Split - Pat Mason was present to discuss the history of the lot. The area was originally 2 lots, then combined into 1 and now is being split into 2 lots again.

Motion made by Member Putzier, second by Member Cook to recommend to the City Council to approve the lot split. Motion carried unanimously.

b. Country View Estates - General Development Plan -David Martin from Massey Land Surveying was present to discuss the proposed subdivision with 91 lots including outlots. One of the outlots is for the Prigge driveway to allow the closure access on 10th Avenue per original plans for 10th Avenue.

Member Cook stated that he is concerned that the density isn't high enough. The developer should reflect on the City's Comprehensive Plan so that a mix of density is incorporated into the development.

Members discussed stormwater and roads in depth.

Motion made by Member Cook, second by Member Putzier to recommend approval to the City Council contingent on the developer incorporating high density housing into the development, road access off County Road 134 should be wider to

include turning lanes and bike paths. Motion carried unanimously.

c. Social Host Ordinance - Members stated that they would like to pursue implementing such an ordinance.

10. ADJOURN – Motion made by Member Gregor, second by Member Cook to adjourn the meeting at 7:26 p.m. Motion carried unanimously.