

**PLANNING COMMISSION MINUTES  
JULY 7, 2005**

**PRESENT:** Chairman Mike Lents, Commission Members: JoAnn Potts, Art Potts, Todd Vandewarker, Gary Abel, City Manager Clint Holmes, City Clerk Kelly Pavel.

**ABSENT:** Jack Bell, Ken Brown, Mike Frey, Leon Blatt.

Meeting called to order at 6:30 p.m. by Chairman Lents.

Moved by Commissioner J. Potts, second by Commissioner Abel, to approve the June 2, 2005 minutes as presented. Motion carried.

**PUBLIC QUESTIONS & COMMENTS:**

Doug Muxlow questioned previous discussion concerning ~~the~~ splitting his double lot on the corner of 2<sup>nd</sup> and James Streets. Commission had previously reviewed, and had no objection to, allowing a lot split and home construction if the lot was evenly divided North to South making available a clear lot on the West side. Based on the information provided by the owner at that time, the Commission believed that splitting the lot East to West would not meet the 66' X 132' minimum requirement set by City Ordinance. Mr. Muxlow was present with a couple who are interested in purchasing a lot, running East to West. Survey information presented indicated that splitting the lot East to West would result in a clear lot measuring 66' X 132'. The Commission was asked to approve an East to West split and for a home to be built on the North half of the new East to West 66' X 132' lot.

Discussion by the Commission regarding property size and specifications.

Moved by Commissioner Abel, second by Commissioner Vandewarker, to approve the East to West lot split to make available a 66' X 132' lot, and the associated home plans proposed for construction as 4221 2<sup>nd</sup> Street subject to the finish grade being in accordance with City Ordinances, that the driveway be constructed with a 12" culvert, and that any adjustments to existing catch basins be approved by the City. Motion carried.

**PERSONAL APPEARANCES:** None scheduled.

**PUBLIC HEARING**

Chairman Lents opened the Public Hearing at 6:45 p.m. regarding the Master Plan and Zoning Map.

No public questions or comments.

Chairman Lents discussed 4 points from page 34 of the Master Plan, 1) Community Center, 2) Maintaining quality and affordable housing, 3) Acquiring of additional land for future development, 4) Creation of a city owned Industrial Park. Chairman Lents stated that he feels it is important that city government continue to address and work towards these important issues

for our community. He recommended also that communication with various local organizations begin to possibly pursue these areas as a joint venture.

Due to the lack of  $\frac{3}{4}$  of commission members present, the Master Plan can not be voted on and legally passed; therefore, Chairman Lents left the Public Hearing open until the August 4, 2005 meeting.

**OLD BUSINESS:**

1. Master Plan – see above.
2. Brandi Lynn Estates – Lynn Manogue – no change.
3. Catholic Church Plans – no change.
4. Proposed Subdivision Questions – none.

**PETITIONS & COMMUNICATIONS:** None.

**REPORTS & RECOMMENDATIONS:**

City Manager Holmes informed Commission that he has been speaking with a builder who is proposing constructing 10 homes in Maple Valley Estates. More information will be provided as it is received.

Moved by Commissioner J. Potts, second by Commissioner Abel, to adjourn at 7:20 p.m.  
Motion carried.

Respectfully submitted,

Kelly Pavel  
City Clerk