

***Plan Commission Minutes
December 4, 2014***

CALL TO ORDER

The Chairman, John Janek, called the meeting of the Plan Commission to Order on Thursday, December 4, 2014, at 7:00 PM.

PLEDGE OF ALLEGIANCE & SWEAR IN

The Pledge of Allegiance was recited and the Petitioner was asked to remain standing to be sworn in.

ATTENDANCE/ROLL CALL

Members Present: John Janek, Sharon Howard, Peggy Cunningham, Don Luddeke, and Roger Tracy. Also present were: Assistant City Attorney Laura Andrews, Zoning Administrator Steve Willaredt and Alderman Dan McDowell. Excused absences: Andy Mathes, Mark Davis, Mary Jo Akeman and Jack Taylor.

MINUTES

Motion to approve the Minutes from the previous meeting (October 2, 2014) was made by Roger Tracy and seconded by Don Ludeke. Voice Vote. All ayes. Motion carried.

AGENDA

Motion to approve this evening's Agenda was made by Shirley Howard and seconded by Roger Tracy. Voice vote. All ayes. Motion carried.

COMMENTS BY THE CHAIRMAN

The Chair stated to the Petitioner, the Plan Commission is a recommending body to the City Council and the Council will make the final determination at their next Council meeting scheduled to be held on Tuesday, December 16, 2014.

COUNCIL REPORT

The Council Chairman Dan McDowell stated he had nothing to report.

PETITIONER: **Angela Bivens**
 2901 Iowa St.

The Chair stated she request is to establish a Hair Salon at the above address located in R-3 Single Family Residential District.

Angela Bivens introduced herself and stated she would like to establish a hair salon at 2901 Iowa St., the current location of J. Scott. The studio will do hair care, make up and nails. Discussion followed. The Petitioner responded to the Commission's questions;

The Special & Non-Conforming Use Checklist was completed by Commission member John Janek

- a). Hours of Operation limited to: 8am – 9pm Monday thru Friday & 8am – 6pm on Saturday .
- b). Days of operation: 6 days per week.
- c). Signage limited to: Flush Mounted signage approved by the Administrator, Building and Zoning.
- d). Screening required: None required.
- e). Additional parking required: None required
- f). Any additional exterior lighting permitted? Yes
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

MOTION by Peggy Cunningham and seconded by Shirley Howard to allow the Petition to establish a Hair Salon in a District Zoned R-3, Single Family Residential District, and in accordance with the above named conditions and restrictions (Items A thru J). Roll Call vote. All ayes. Motion carried by unanimous consent.

NEW BUSINESS

None Voiced.

UNFINISHED BUSINESS

None voiced.

A **Motion** to adjourn was made by Shirley Howard and seconded by Don Ludeke. Motion carried.

Respectfully submitted,

Steve Willaredt

Zoning Administrator

PLAN COMMISSION ADVISORY REPORT
Hearing Date: December 4, 2014

PETITIONER: Angela Bivens
2901 Iowa Ave.

MOTION by Peggy Cunningham and seconded by Shirley Howard to grant the Petitioner's request to allow a Hair Salon in a District Zoned R-3 Single Family Residential District, with the following conditions and restrictions:

- a). Hours of Operation limited to: 8am – 9pm Monday thru Friday & 8am – 6pm on Saturday.
- b). Days of operation: 6 days per week.
- c). Signage limited to: Flush mount signage approved by the Administrator, Building and Zoning.
- d). Screening required: None required.
- e). Additional parking required: None required
- f). Any additional exterior lighting permitted? Yes
- g). Is there a need to address storm water run-off? No
- h). Does permit expire with change of ownership and/or use? Yes
- i). Is re-application necessary to intensify use? Yes
- j). Shall the Zoning Administrator have the right to bring back the permit for review, if at any time, he finds the stated intent of the permit has not been followed or the business has become a nuisance? Yes

ROLL CALL VOTE

John Janek	Yes	Roger Tracy	Yes
Shirley Howard	Yes	Peggy Cunningham	Yes
Don Ludeke	Yes		

Motion carried by unanimous consent.