Present: Chair Grant Modory; Commissioners Larry Alderks, John Cruz, Frances Boehning, Bruce Morlan, Chad Pribyl, Glenn Switzer
Staff Present: Attorney Paula Callies, City Engineer John Powell, City Planner Nate Sparks, City Administrator Jenelle Teppen

CALL TO ORDER
Chair Modory called the meeting to order at 7:00 p.m. A quorum was present.

PUBLIC FORUM/PRESENTATIONS – Nothing brought before Commissioners

APPROVAL OF AGENDA
Motion by Cruz, second by Boehning, to approve the agenda. Motion Carried.
Roll Call: Alderks Yes; Boehning Yes; Cruz Yes; Morlan Yes; Modory Yes; Pribyl Yes; Switzer Yes

APPROVAL OF MINUTES
Motion by Morlan, second by Cruz, to approve minutes of April 16, 2020. Motion Carried.
Roll Call: Alderks Yes; Boehning Yes; Cruz Yes; Morlan Yes; Modory Yes; Pribyl Yes; Switzer Yes

Motion by Alderks, second by Boehning, to approve Special Meeting minutes of June 8, 2020. Motion Carried.
Roll Call: Alderks Yes; Boehning Yes; Cruz Yes; Morlan Yes; Modory Yes; Pribyl Yes; Switzer Yes

OLD BUSINESS – No old business brought before Commissioners

NEW BUSINESS
Consider Deborah Martin Application for Concept Plan Review for Proposed PUD
City Planner Nate Sparks presented the concept plan for a planned unit development proposed for the property at 311 Hester Street. The proposal is to develop the property for nine townhome units while maintaining the existing house, barn, and silo on a smaller parcel to be kept permanently. The barn on the property is located about half and the silo almost entirely within the public right-of-way. The extension within the right-of-way encroaches to about 10 feet from the curb of the road. As presented, Sparks stated the applicant is seeking some sort of allowance to keep the barn that is partially in the right-of-way, on the property. It has been stated multiple times to the applicant that the barn will need to be removed upon development of the property. No other developer has been allowed to keep nonconforming barns within their new developments in the City. The barn is not identified in the Comprehensive Plan as a historic structure in need of preservation.

Representing the property owner, Deborah Martin, was Maureen Martin, who indicated she believed the project would not go forward if the barn had to come down. She said she is very surprised the requirement for the barn to come down came up at the last minute.

Commissioner Boehning said keeping historic structures preserves the character of the community. Commission Morlan asked if the City could consider taking over a barn like this as a community asset, maybe through park dedication? Sparks said he didn’t think the structure would meet code as a public building. Morlan said he would like to know how the building came to be in the right-of-way.

Chair Modory asked to what end should certain structures be preserved? Some structures may be considered important to some but not others.
NEW BUSINESS
Consider Deborah Martin Application for Concept Plan Review for Proposed PUD (con’t)
Commissioner Pribyl said there are rules for creating developments which everybody else has been expected to follow. There is precedence for dealing with these situations. The City isn’t requiring the property owner to develop and this is the first time the City has discussed this project at a public meeting despite what is being referenced in correspondence.

Commissioner Cruz said he would need some tangible reason for supporting this concept other than emotion.

Morlan stated he concurs with the sentiments expressed by Pribyl.

Modory asked for public comment. Resident John McCarthy said when he served as city administrator he had numerous conversations with the property owner about how the barn would need to be removed when the lot was to be developed and this should not have come as a surprise to the applicant.

Commissioner Switzer stated the buildings would need architectural enhancement to meet the requirements of a planned unit development.

Modory stated in the pending Comprehensive Plan update, this property will become guided for a single family land use.

Switzer said if the barn has great historic significance perhaps the owner should register it on the National Registry of Historic Places to preserve it.

Modory stated the consensus appears to be that there isn’t a justification for keeping the non-conforming structures and breaking precedence. If you want to keep the barn, perhaps you should not develop the property.

ADJOURN
Motion by Cruz, second by Pribyl, to adjourn at 7:45 p.m. Motion carried.
Roll Call: Alderks Yes; Boehning Yes; Cruz Yes; Morlan Yes; Modory Yes; Pribyl Yes; Switzer

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Grant Mordory, Chair