

Planning and Zoning Commission
Thursday, January 3, 2013
7:00 P.M.
City Council Chambers
Minutes

MEMBERS PRESENT:

Nancy Heim
Jerel Mockenhaupt
Wayne Getz
Bruce Dorman
Brent Kemple
Jeff Doberstein

MEMBERS ABSENT:

John Schaber

STAFF PRESENT:

Nick Koverman, City Administrator

OTHERS IN ATTENDANCE: Dan Christie

ESTABLISH QUORUM/CALL TO ORDER

Quorum was established and Nancy Heim called the meeting to order at 7:00 p.m.

APPROVAL of AGENDA

Motion to approve: Wayne Getz

Seconded by: Bruce Dorman

Motion declared carried

APPROVAL of MINUTES-September 20, 2012

Motion to approve: Bruce Dorman

Seconded by: Brent Kemple

Motion declared carried

BUSINESS ITEMS:

4a. Request for minor Subdivision-Daniel and Jill Christie 302 West 20th Street. Admin. Koverman reviewed the request and materials submitted by Mr. Christie and the reasonings behind his request for a minor subdivision. In order to refinance his property, Mr. Christie surveyed a portion of his 15 acre parcel to just under half an acre, meeting all setback and residential zoning requirements, in order to pursue the minor subdivision. In adhering to all the requirements of the minor subdivision guidelines, a motion was made to approve a recommendation to council for a minor subdivision for the property.

A motion to approve: Bruce Dorman

Seconded by: Jerel Mockenhaupt

Motion declared carried.

4b. Accessory building ordinance proposed revisions. The Planning Commission reviewed a proposed ordinance amendment with respect to accessory structures within the city limits of St. Charles. One of the concerns that the ordinance does not currently address is the use of semi-trailer, railroad or similar storage units that are not appropriate for residential neighborhoods. The Planning Commission concurred that these structures are not appropriate and should be prohibited. In addition, new language was offered to allow a maximum number of units per parcel

that are deemed accessory structures. The Commission also agreed with putting in additional language to address the number of units a residence can have that are deemed accessory. Discussion was then held to other proposed language additions so as to not be too restrictive but to still provide some guidance as far as materials deemed appropriate, etc.

Admin. Koverman will provide a revised version at the next meeting with a potential public hearing being held on the proposed language.

Motion to adjourn at 8:40 p.m.: Brent Kemple

Seconded by: Jerel Mockenhaupt

Motion declared carried.