

**Meeting Minutes**  
**New Prague Planning Commission**  
**Tuesday, November 23, 2004**

**1. Call Meeting to Order**

The meeting was called to order at 4:00 p.m. at New Prague City Hall with the following members present: Kay Wilcox, Bob Gilman, Pat Remfert and Grant Gengel. Jim Kratochvil arrived late. Mayor Craig Sindelar was also present.

City Staff Present: Renee Christianson - City Planner and Ken Ondich – City Planner.

**2. Tour of Walerius & Ruehling Properties, Sections 28 & 33, Helena Twp-**

The Planning Commission Meeting moved out to the Jerry Walerius property located on the west side of Highway 21 north of Highway 19.

City Staff stated that the purpose of the tour of the properties was to assist in determining what land should be designated as industrial land and what land should be designated as residential land in the City's Comprehensive Land Use Plan.

Jerry Walerius, property owner, accompanied the Commission on a tour of his property.

The Walerius land north of the creek was toured first. The land contained high ground on the east side of the property adjacent to Highway 21. The west side contained mostly low land. It was noted by City Staff that the hill to the high side of the property was shown to have a slope of 12% to 18%. Mr. Walerius indicated that the west side of his property was tiled and that he also had records showing the locations.

The Walerius land south of the creek was toured second. The land contains a new home being constructed by the Walerius Family adjacent to the creek.

The Planning Commission meeting moved to the Lester and Lucille Ruehling property second, located north of Highway 19 and east of Naylor Avenue on 275<sup>th</sup> St. E.

Lucille Ruehling, property owner, accompanied the Commission on a tour of her property.

It was noted by City Staff that this property, similar to the Walerius property north of the Creek, contained high ground to the south and east and low ground to the west with slopes of 12% to 18%.

**3. Return to City Hall for discussion regarding Future Land Use Map**

The Planning Commission arrived back at City Hall at 4:55 PM.

Joanne Foust of Municipal Development Group, Inc. was present to assist in the discussion.

City Staff provided background on the two properties, providing what was currently proposed as industrial land and residential land on the two properties.

Commissioner Remfert stated that he thought the property along Highway 21 should stay industrial.

Commissioner Gilman stated that he thought the creek between the north portion of the Walerius property and the south portion of the Walerius property should be the boundary between residential and industrial land.

Mayor Sindelar stated that he thought the industrial land should not go any further west than the high ground on the Walerius property, further stating that a small strip of land along Highway 19 should be designated as industrial instead of residential.

Commissioner Kratochvil stated that he thought there were enough industrial acreage shown on the plan and that cutting some wouldn't be a problem.

Joanne Foust stated that there is a need for 236 commercial acres and 209 industrial acres in the comprehensive plan. She then stated that the current plan designates more industrial land than the minimum needed.

Commissioner Kratochvil stated that he thought there should be some buffering around the current Waste Water Treatment Plant.

Commissioner Gilman asked if the Walerius land adjacent to Highway 21 requires a lift station for service.

Mayor Sindelar stated that he thought the Waste Water Treatment Plan should expand either on the existing site or just to the north of the existing site.

Joanne Foust stated that indicating buffers on a land use plan would constitute a "taking" and that land should just be zoned for one use or another. She further stated that the way to deal with further separating uses would be to amend the zoning ordinance to require reasonable buffers from certain uses such as natural features such as creeks or water ways and from uses such as Waste Water Treatment Plants.

Commissioner Gengel stated that he supported Mayor Sindelar's proposed plan for industrial and residential land, except for Mayor Sindelar's suggestion that a piece of industrial land be designated along Highway 19.

Mayor Sindelar presented a map showing a "triangle" of land designated previously industrial as being residential to the south and west side of the creek on the Walerius Property. Staff asked the Commission for input.

It was the consensus of the Commission that this "triangle" of land be designated as medium density residential.

Staff stated that they new map and acreage would be drafted and sent to the Commissioners before the open house on December 9<sup>th</sup> for review to clear up any questions that might arise.

#### **4. Adjourn**

The meeting adjourned at 5:40 p.m.

Respectfully submitted,

Kenneth D. Ondich  
City Planner