

Meeting Minutes
New Prague Planning Commission
Wednesday, February 24, 2010

1. Call Meeting to Order

The meeting was called to order at 6:32 p.m. by Planning Commission Vice Chair Bob Gilman with the following members present: Bob Gilman, Ryan Peltier and Jay Nuhring. Absent: Grant Gengel and Kay Wilcox

City Staff Present: Ken Ondich – Planning Director, Renee Christianson – City Planner.

2. Approval of January 27, 2010 Regular Meeting Minutes

It was moved by Peltier, seconded by Nuhring to approve the January 27, 2010 regular meeting minutes as submitted. Motion carried (3-0).

3. Old Business – None

4. New Business

**A. Subdivision Ordinance Re-Write – Public Hearing
City of New Prague - applicant**

Planning Director Ondich gave an overview of the draft Subdivision Ordinance. The draft ordinance will replace the current ordinance which dates back to 1986. He noted that several parts of the existing ordinance do not do not comply with state statutes. He noted that the City Attorney has already reviewed and approved the draft ordinance. He reviewed sections of the ordinance regarding preliminary plat procedures, final plat procedures, design standards for streets, procedures for minor subdivisions, park land dedication requirements, language requiring developer's agreements, and an added section regarding grounds for denying a subdivision.

The public hearing on the draft Subdivision Ordinance was opened at 6:49 p.m. and closed at 6:50 p.m. with no comments from the public.

Ryan Peltier asked if there have been any objections from developers. Director Ondich stated that he has spoken with most of the developers and they are aware of the draft ordinance. Staff has received no objections to the draft ordinance.

Bob Gilman recommended some minor amendments to language pertaining to contours to be shown on existing condition maps, and on grading plans. His comments were noted by staff.

It was moved by Peltier, seconded by Nuhring to recommend approval of the draft Subdivision Ordinance, with minor amendments as recommended by Gilman, to the New Prague City Council. Motion carried (3-0).

**B. Zoning Ordinance Revisions – 4th Section Review
City of New Prague - applicant**

Planner Christianson presented proposed amendments to the Zoning Ordinance which included amendments to the bulk storage of liquids requirements, screening requirements between commercial / industrial zoning districts and residential districts, regulations for drive-thru businesses and convenience stores, design requirements for the B1 zoning district, and added provisions for requiring traffic impact studies for certain developments.

The Planning Commission discussed the changes proposed by staff, and agreed with the recommendations with some suggestions.

5. Miscellaneous

A. Annual Commercial Building Audit

Planner Christianson reviewed the annual inventory of businesses that is done in New Prague each year, and noted that there were 18 business openings and 12 business closings during 2009, and at the time of the inventory there were 21 vacant commercial spaces within the New Prague area.

6. Adjournment

The meeting was adjourned at 7:34 p.m. by order of Chair Gilman.

Respectfully submitted,



Renee Christianson
City Planner