

Meeting Minutes
New Prague Planning Commission
Wednesday, May 27, 2009

1. Call Meeting to Order

The meeting was called to order at 6:31 p.m. by Planning Commission Chair Grant Gengel with the following members present: Kay Wilcox and Bob Gilman. Absent was Pat Remfert and Ryan Peltier.

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

2. Approval of April 22, 2009 Regular Meeting Minutes

It was moved by Wilcox, seconded by Gilman to approve the April 22, 2009 regular meeting minutes as submitted. Motion carried.

3. Introduction of New Member Ryan Peltier

Commissioner Peltier was unable to attend the meeting so this item will be carried to the June Planning Commission Meeting.

4. Old Business - None

5. New Business

**1. Rezoning Request – Former Creamery Site and Surrounding Area
City of New Prague - applicant**

Planner Ondich presented the request to rezone all of the property lying east of the Union Pacific Railroad, west of 2nd Avenue NW, south of 2nd Street NW, and north of Main Street W consistent with the comprehensive plan of the City, to RM Medium Density Residential on the north ½ of the site, and to B1 Central Business District on the south ½ of the site. The applicant is the City of New Prague.

Planner Ondich presented the staff report. He explained the various recent meetings at which the proposed rezoning had been discussed. He reviewed the current zoning of the property being I-1 Light Industrial, and that the Comprehensive Plan identified the proposed rezoning area as a redevelopment area, guiding the north ½ of the block to RM and the south ½ of the block to B1. He described the current uses on the properties, some of which are non-conforming today but would become conforming if the rezoning were to be approved.

The public hearing was opened at 6:41 p.m.

Mary O'Brien, 304 2nd Avenue NW asked if apartments would be allowed on the northern portion of the site if the rezoning to RM would be approved. Planner Ondich stated that

apartment buildings, up to eight units per building would be permitted, as well as a potential for assisted living facilities through a conditional use permit.

Willis Coonan, 508 Liberty Lane, and owner of property lying west of 3rd Avenue NW, stated that he would like the zoning on his property to remain as I1, Industrial. He stated that he is concerned about access to his property, which could be affected if 3rd Avenue were improved. He stated that the property derives a very good income, but that access to the building is essential to its success. He also noted that he currently pays for gravel on the portion of 3rd Avenue adjacent to his property.

Marcie Tupy, 311 2nd Street NW, stated that she doesn't want to see any type of factory constructed on the property across the street from her. Chairman Gengel stated that this is what the City is trying to prevent by rezoning the property from industrial to residential.

Jim Tupy, 311 2nd Street NW, stated that he would like to see a snow fence installed on the property across the street from him if it remains vacant, because the snow drifts in front of his house and driveway. Chairman Gengel stated that this concern would be passed on to the Public Works Department.

Planner Ondich read for the record a letter from John Bodger who owns property on the west side of 3rd Avenue NW. His letter, which is attached to the meeting minutes for the record, indicates his opposition to the proposed rezoning of his property.

The public hearing was closed at 6:49 p.m.

Commissioner Wilcox asked if the truck staging, which currently taking place on the center of the block, were to be discontinued, would someone else be able to stage trucks there? Planner Ondich stated that if the use of the property for a truck staging/parking area was discontinued for more than one year it would no longer be allowed.

Commissioner Gilman stated that he thinks the rezoning is a good idea.

It was moved by Wilcox, seconded by Gilman to recommend approval of the request to rezone all of the property lying east of the Union Pacific Railroad, west of 2nd Avenue NW, south of 2nd Street NW, and north of Main Street W consistent with the comprehensive plan of the City, to RM Medium Density Residential on the north ½ of the site, and to B1 Central Business District on the south ½ of the site. Motion carried.

6. Miscellaneous

The following miscellaneous items were reviewed:

- A. Chairman Gengel presented old panoramic photos from approximately 2001, showing various areas of the City which have undergone changes over the past eight years. He will forward digital copies of his work to the City and Historical Society for safe keeping.

B. Planner Ondich stated that the Planning Commissioner's Journal, which is a publication that the Planning Commissioners currently receive, will be discontinued, but replaced by a new publication, The Commissioner. The Commissioner is a publication of the American Planning Association.

7. Adjournment

The meeting was adjourned at 7:05 PM by order of Chair Gengel.

Respectfully submitted,

Renee L. Christianson
City Planner