

Meeting Minutes
New Prague Planning Commission
Wednesday, January 28, 2015

1. Call Meeting to Order

The meeting was called to order at 6:31 p.m. by Planning Commission Chair Bob Gilman with the following members present: Dan Meyer, Jay Nuhring, John Roos and Mark Bartusek. Absent were none.

City Staff Present: Ken Ondich – Planning Director

2. Approval of December 17, 2014 Regular Meeting Minutes

It was moved by Bartusek, seconded by Meyer, to approve the December 17, 2014 regular meeting minutes as submitted. Motion carried (5-0).

3. Old Business

A. None.

4. New Business

**A. Zoning Ordinance Amendment – Section 702 – Exterior Storage
City of New Prague – applicant**

Planning Director Ondich stated that the Planning Commission heard comments from residents at the September 24th Planning Commission meeting to start the process of amending Zoning Ordinance Section 702 related to Exterior Storage. He stated that comments received at the meeting were in regards to larger sized campers and RVs. He stated that the discussion was delayed by a few months due to a lack of a quorum at the October meeting and other pressing matters needing to be addressed at the November meeting. He stated that follow up discussion with the Planning Commission occurred at the December 17th meeting. He stated that at the meeting draft language was reviewed which was based on feedback from the residents at the September 24th meeting. He stated that items specifically discussed was whether or not to include a minimum 6' setback from property lines to recreational vehicles/equipment, within easement areas and regarding screening requirements. It was ultimately determined by the Planning Commission that a 6' minimum setback was not necessary, that parking in the easements was OK with language toting that the items are subject to removal at any time to complete work and finally that no screening would be required but that RVs must be kept in good condition. He stated that the ordinance today allows the storage of boats and unoccupied trailers less than 25' in length only. He stated that the proposed language

includes definitions for exterior storage, recreational vehicles and recreational equipment. He stated that Section 702 titled Exterior Storage is specifically amended to deleting all the existing language and replacing it with new language as contained in the draft report which in summary provides for exterior storage of some common items such as play equipment and firewood, provides for recreational vehicles to be in operable condition, not block right of way, provide for seasonal periods of time when storage on a driveway in the front setback is acceptable and that the items may not exceed 40' in length without a conditional use permit being obtained. He recommended that the Planning Commission hold the required public hearing and forward comments to the City Council at a future meeting.

The public hearing was opened at 6:44PM.

Rich Nerud, 510 2nd Ave. SW, stated that they have concerns about the proposed ordinance language as they do winter camping and would like to keep their recreational vehicle in their driveway for winter camping use. He stated that he hoped the City could consider allowing this. He stated that he pays his property taxes, keeps the recreational vehicle licensed and even keeps the snow removed from around it in the winter so that it's handy to get to.

Planning Director Ondich asked Mr. Nerud if there was a period of time in which they thought the camper might sit in winter without being moved.

Mr. Nerud stated that it was hard to say and that it was dependent upon the weather.

Ron Rynda, 508 Chalupsky Ave. NE, asked how the ordinance addressed the parking of recreational vehicles on the street.

Planning Director Ondich stated that the parking of the items on the street was actually already addressed in the City Code section on Parking and that they are allowed to be parked on the street for a period not exceeding 48 hours. He stated that there was no change proposed to that language at this time.

Debbie Rank, 508 2nd Ave. SW, asked if they could have a recreational vehicle parked on their driveway earlier than the April 1st time period by applying for a conditional use permit.

Planning Director Ondich stated that the way the proposed language is written they would not be able to park a recreational vehicle on their driveway earlier than April 1st and that the provisions for a conditional use permit would not permit this earlier than April 1st.

Mark Bartusek left the meeting at 6:50PM.

Mr. Nerud stated that they occasionally need to have their recreational vehicle on their property prior to April 1st as they do campground hosting for state parks and that they have the same concerns as the Ranks'.

Judy Gephard, 814 1st Ave. SE, stated that she wanted to clarify that if she has a 37' camper or trailer that she couldn't keep it on her yard during the winter time period as currently written and if 40' or longer you would need to get a conditional use permit.

Planning Director Ondich stated that it would simply not be allowed in the front yard on a driveway during the off-season time period, but that it could be stored elsewhere on the lot. He also noted that it was correct that any item over 40' long would need a conditional use permit before parking on a residential lot.

The public hearing was closed at 6:55PM.

The Planning Commission discussed possibly better defining winter uses versus summer uses and that recreational vehicles should not be classified as either.

Planning Director Ondich stated that the main problem the ordinance is trying to address is items stored on a lot that never move and become eyesores. He stated that if the Planning Commission desired, he would draft language to define summer uses and winter uses and not include recreational vehicles in either category as it was discussed that some people do use them year round unlike boats were are limited to summer use and snowmobiles and fish houses which are limited to winter use.

A motion was made by Nuhring seconded by Meyer to recommend that the City Council approve the Zoning Ordinance Amendments as written in the staff report with the additional language that summer uses and winter uses will be clarified and recreational vehicles will not be classified as either. Motion carried (4-0).

5. Miscellaneous

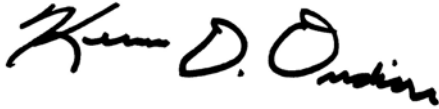
The following miscellaneous items were reviewed as information only:

- A. Summary of 2014 Growth Statistics and Commercial Building Audit – Planning Director provided the 2014 Growth Statistics Report and Commercial Building Audit to the Planning Commission that had been provided to the City Council earlier in the month.
- B. Monthly Business Update – Planning Director Ondich provided the Monthly Business update to the Planning Commission that had been provided to the EDA earlier in the month.

6. Adjournment

A motion was made by Roos, seconded by Meyer to adjourn the meeting at 7:16PM. Motion carried (4-0).

Respectfully submitted,

A handwritten signature in black ink that reads "Kenneth D. Ondich". The signature is written in a cursive style with a large initial "K" and "O".

Kenneth D. Ondich
Planning Director