

**Minutes of the Meeting of the
DeMotte Planning Commission
April 14, 2015**

In attendance were: Peggy Michelin, Alana Bauman, Sara Patterson, Dale Eenigenburg, John DeKock, Steve Warren, Rick Herma, Attorney Gordon Etzler and Town Manager John Dyke.

The meeting was called the meeting to order at 7:05 p.m.

The minutes from October 8, 2013 were read and approved. Motion by Peggy Woods and seconded by Dale Eenigenburg. Motion passed.

Election of officers took place.

John DeKock nominated Jody Melton for President and was seconded by Peggy Michelin. Steve Warren Nominated Alana Bauman for Vice President and was seconded by Dale Eenigenburg.

Being no other nominations, nominations were closed. John DeKock made a motion to accept the nomination and Peggy Michelin seconded. Motion passed.

Chairman Bauman welcomed Rick Herma to the Plan Commission. He was appointed by the County Commissioner to the board.

Motion was made by John DeKock to appoint Rick Herma to the BZA and was seconded by Sara Patterson. Motion passed.

Town Manager John Dyke introduced a re-zone request by Immanual URC for a seven acre parcel located in the agriculture zone. The Church wants to have it re-zoned to R-1 for future sale of two buildable lots.

Kevin Sayers spoke on behalf of the Church and proposed a two lot subdivision along with the re-zone request. The legal advertisement was in order and there were no comments made from the public. The property is located on 700 West, approximately ½ mile south of route 10.

Sara Patterson made a motion to recommend to the Town Council the re-zone and was seconded by Steve Warren. Motion passed.

Sara Patterson made a motion to grant primary approval to the two lot subdivision and was seconded by Steve Warren. Motion passed.

The re-zone will go to the Town Council for final approval and the subdivision will have a secondary approval at the next Plan Commission meeting in May, 2015.

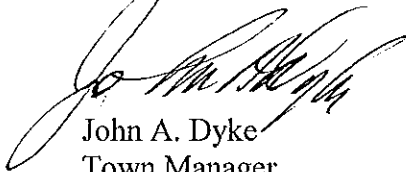
The next item was a discussion item for a proposal to re-zone a portion of Azalea Street SE from a B-1 zone to R-2. This is located on Azalea Street south of the R/R tracks and the west side of Azalea extending to 10th Street SE. Gordon Etzler spoke to the fact that other communities have similar issues. Appraisers have to cite the value of the house in this zone since the homes are non-conforming as per our zone code. The board discussed at length the re-zone and it was

decided that at the next Plan Commission meeting of May 2015, we would have a public hearing for all the home owners affected. The Plan Commission board is encouraged to view the neighborhood before the next meeting. Town Manager John Dyke is instructed to mail certified letters to the landowners and residents within 300' of the affected properties by the end of April to prepare for the public hearing on May 12, 2015.

The next item on the agenda was a proposal to develop architectural standards for businesses that border Halleck Street. John Dyke handed out an example of a large city for the Plan Commission to consider. Gordon Etzler also spoke about signage and green space issues that many towns include in their standards. The board is encouraged to review the example and have suggestions for the next meeting.

Rick Herma motioned to adjourn at 8:00 p.m. and Sara Patterson seconded. Motion passed.

Respectfully submitted,



John A. Dyke
Town Manager