

Planning, Zoning, and Historic Preservation Commission
Meeting 7 November 2019

The Planning, Zoning, and Historic Preservation Commission consists of eleven members: Chairman Harry Rogers, Vice Chairman Abi Almandinger, Bill Barksdale, Jim Swatsenbarg, Levi Utter, and Mark Elliff. Non-Voting Members include Mayor Dan Rife, City Administrator Tom Short and Council Member Liaison Ed Barlow. Staff includes Public Works Director Zeb Carney. There is currently one vacancy on the board.

Commission Members Present: Harry Rogers, Abi Almandinger, Jim Swatsenbarg, Mark Elliff, Levi Utter, and City Administrator Tom Short, Liaison Ed Barlow and City Attorney Nate Dally.

Also, present: Julie Tilley, Public Works, Marshall Silence, Jo Silence, Jackie Boyer, Terri Hill, Anninta Perkins, Jack Perkins, Caleb Stiles, Ron Petersen, Timothy Buelow, Marjorie Carter, Bonnie Tower, Ceri Otero and Ron Stiles.

A quorum was present.

Chairman Harry Rogers called the meeting to order at 5:30 p.m.

A motion to approve the minutes as written was made by Jim Swatsenbarg and was seconded by Mark Elliff. On a voice vote, the motion passed.

First order of business involved the request of a Special Use Permit requested by Rev. Timothy Buelow from the Faith Lutheran Church for a Daycare facility at their location of 2134 Grand Ave. The facility will be operated inside the existing building and initially serve up to 20 children. Their research has determined that another daycare is needed in the community. Jim Swatsenbarg moved to approve the Special Use Permit, second by Levi Utter. On a voice vote the motion passed.

Second order of business was to bring back to the table the request from Ron Stiles for a Certificate of Appropriateness which was tabled on the October 7, 2019 meeting so the offset issue with the porch can be addressed. Mark Elliff moved to approve to bring the matter back to the floor, second by Abi Almandinger. On a voice vote the motion passed.

Ron Stiles presented an updated drawing to the Commission of the proposed duplex with a detached garage. Commission member Almandinger questioned that the drawing was not complete regarding the garage and questioned whether the drawing should be completed with detail as the proposed duplex drawings were. Chairman Rogers advised that it had met the requirements and that the Public Works Staff was satisfied with the information that had been presented. Commission member Utter asked about additional parking and how the address would be determined. Mr. Stiles said that additional parking could be on 11th street and Assistant Public Works Director Tilley stated the address would be based on 11th street with an A and B addition.

A request was made from Mr. Silence in the audience to present additional names to the already circulated petition that was presented at the last meeting. Those names were accepted, and a copy is

attached to these minutes. (*For informational purposes: A motion was presented at PZ meeting 12/05/2019 to amend the minutes to reflect that Mr. Stiles stated that the roof pitch would be 6/12 – motion passed on a voice vote)

Commission member Jim Swatsenbarg moved to approve the Certificate of Appropriateness, second by Harry Rogers. On a voice vote the motion passed with one no vote.

The third Agenda item was a presentation by Jackie Boyer regarding concerns for deteriorating property in Carthage specifically 1175 S. Main. Documentation was presented to the Commission regarding this specific property. After much discussion, the Commission consensus was that this issue should be under a different City Committee and City Administrator Short will follow up on the issue. Mrs. Terri Hill was also allowed to address the Commission on this property.

There were no further items on the agenda.

Mark Elliff moved, and Abi Almandinger seconded to adjourn. On a voice vote the motion passed and meeting adjourned.

Respectfully submitted,
Mark Elliff

PLANNING & ZONING

MEETING DATE: 11/7/2019

Name

Marshall Silence MARSHALL K. SILENCE

To Silence To SILENCE

Garbie Beyer

Terri Lark Hill

Arrianta Perkins

Jack Perkins

Caleb Stiles 1101 Grand Ave

Jon Peterson

Timothy Duelow 1302 S Main

Majorie Carter 914 S Main St.

Darrie Lewis 1108 S Main st

Ron Falls 302 EUCLID