



**MINUTES
PLAN COMMISSION
WEDNESDAY, MARCH 8, 2023 – 6:00 P.M.**

CHAIRMAN JEFFREY FERNHOFF
JOHN FALK
REED VOORHEES
BRAD WEITEKAMP
SCOTT SMITH
JON EMERT

CITY ATTORNEY, ALEXANDRA SIEVERS
CITY ADMINISTRATOR, BEN DECLUE
DEPUTY CITY CLERK, JOANNE CARR

MEETING CALLED TO ORDER

Chairman Fernhoff called the meeting to order at 6:00 p.m.

ROLL CALL

Present: Chairman Fernhoff, Mr. Voorhees, Mr. Emert, Mr. Weitekamp, Mr. Falk

Absent: Mr. Smith

APPROVAL OF MINUTES FROM FEBRUARY 8, 2022

Chairman Fernhoff asked if there were any additions or corrections to the minutes from February 8, 2023. There being none, he asked for a motion. Mr. Falk moved approval of the minutes as submitted, seconded by Mr. Emert. The motion was approved.

DISCUSSION: ZONING CODE DEFINITIONS

Chairman Fernhoff read the Ordinance by caption and reported that following the review of the updated guidelines by the Board of Aldermen, Mr. Hetlage re-wrote the zoning definitions to correlate with the new guidelines.

Mr. Weitekamp noted that he had re-written the Heritage Tree definition adding that if the regulations regarding measurement change, the new definition will continue to apply. The attending Board members agreed with the update.

Mr. Voorhees stated that the following changes related to discussions about the height of a building which should be incorporated into the zoning definitions as follows:

- Combining the (R1, R2) guidelines and (non-R1, R2) guideline together into a single definition.
- Deletion of the Building Height definition in Section 2, noted as (applicable in all zoning districts other than R-1 and R-2)

Mr. Emert noted that section 2 related to coping on commercial buildings. It was noted that the ARB did not address coping or flat roofs on commercial buildings.

Mr. Voorhees noted that the garage dwelling space should be a part of the FAR, which should be rewritten to include living space above a detached garage but after further review, it was determined that the space would not be included in the FAR.

Hearing no more discussion, Chairman Fernhoff offered a motion.

Chairman Fernhoff moved to postpone the decision to recommend the new ordinance pending a review and rewrite of certain sections. Mr. Voorhees seconded the motion which was unanimously approved.

Chairman Fernhoff called for a vote.

Ayes: Mr. Emert, Mr. Weitekamp, Chairman Fernhoff, Mr. Voorhees, Mr. Falk

Nays: None

Not Present: Mr. Scott

MISCELLANEOUS

None.

ADJOURNMENT

Mr. Voorhees moved to adjourn the meeting, which was seconded by Mr. Falk. The motion was unanimously approved.

These minutes approved as amended this 14 day of March, 2023

Joanne Carr, Deputy City Clerk