

Planning and Zoning Commission
Regular Meeting
November 23, 2015

- 1) The meeting was called to order at 7:00 p.m.
- 2) Roll Call.
Present: Craig Agan, Jim Danks, David Landon, Bob Smith, Mike Vander Molen, Gary Van Vark, Ervin Van Wyk, Ann Visser, Teri Vos.
Absent: Nelson Bogaard, Cathy Haustein.
Others Present: Kevin & Amanda Langstraat, Wally Pelds, Tom Johnston, Tim Pol, George Wesselhoft.
- 3) Approval of Minutes. The minutes of the September 28, 2015 regular meeting were approved as submitted.
- 4) Public Hearing on Rezoning Application by Kevin Langstraat to Rezone Property (Legal Description: Part of the NW quarter of the NW quarter of Section 11, Township 76 North, Range 18 West of the 5th P.M. described as follows: Beginning at a point 589 feet East and 18 feet south of the NW Corner of Said Section 11, Thence South 190 feet, Thence East 60 feet, Thence North 190 feet, Thence West 60 feet to the Place of Beginning) from M1 Limited/Light Industrial District to R2 Two Family Residential Zoning District.

No written or oral comments were received.

- 5) Rezoning Application by Kevin Langstraat to Rezone Property from M1 Limited/Light Industrial District to R2 Two Family Residential Zoning District. Kevin Langstraat submitted a rezoning application for the property located at 194 Franklin Street. This is an 11,400 square foot lot with an existing legal nonconforming single family residential use. The current zoning is M1 Limited/Light Industrial. The proposed zoning is R2 Two Family Residential. The purpose of the rezoning request is to bring the use into conformance with Code so that a new house can be placed on the property. A new house cannot be placed on the property until the property would be rezoned. The existing house would be removed. The Comprehensive Plan, Future Land Use Map targets the area proposed to be rezoned for Low Density Residential.

Gary Van Vark asked if a duplex is proposed.

Kevin Langstraat responded a ranch style house is proposed.

Ervin Van Wyk made a motion to recommend approval of the rezoning. Mike Vander Molen seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

- 6) Site Plan for Geetings Inc. Geetings Inc. is proposing a 76' by 131' building at the Southeast corner of Clark Street and Truman Road. The property is 1.0 acres in size. The proposed uses for the building include warehouse and equipment sales/service.

Ervin Van Wyk inquired about storm water detention for the project.

Wally Pelds, engineer for the developer, responded that the detention would be underground with piping connected to it as part of a Storm Tech chamber.

David Landon made a motion to approve the site plan. Gary Van Vark seconded the motion. Upon vote, all voted yes. Motion carried 9 to 0.

- 7) 2016 Meeting Schedule. George Wesselhoft mentioned the proposed 2016 schedule follows the same general schedule for meeting dates as prior years. The Commission did not direct any changes to the proposed schedule.
- 8) Other Business. Ann Visser asked about the zoning as it pertains to the proposed Casey's on the 500 block of Main Street.

Mr. Wesselhoft noted the zoning for the property is CUC Mixed Use Urban Corridor Commercial which permits the use. He explained that Casey's has to go before the Board of Adjustment for requested variances pertaining to building and parking lot location.

There was further discussion about the Casey's proposed development on Main Street.

- 9) The meeting was adjourned at 7:17 p.m.

Respectfully submitted,
George Wesselhoft
Planning and Zoning Director