



The Planning & Zoning Commission convened on September 15, 2014 at 5 pm in the Wells City Hall Conference Room. Chairperson Hulbert called the meeting to order with the following members present: Carol Aske, Larry Majeski and Stephen Burns. Members absent: Ashley Seedorf. Also present was City Administrator Robin Leslie.

AGENDA

The agenda for the September 15, 2014 meeting was reviewed. Motion by Aske and second by Majeski to approve the meeting agenda with the addition of smokehouses. Motion carried.

MINUTES

The minutes of the August 21, 2014 meeting were reviewed. Motion by Aske and second by Majeski to approve as presented. Motion carried.

PUBLIC COMMENT

Brenda Weber was present and stated that she feels the setbacks are becoming too stiff and making it hard for property owners to make new plans or changes. Weber stated the extra two feet makes a big difference for those with smaller lots.

Ms. Leslie stated there are setbacks for a reason. It's to help protect the current and future use of properties. It's important to clean up these ordinances to make them more user friendly.

Elaine Hernandez stated she is concerned the bus garage at the new school will block the view from her house and wants to know what the setback requirement for that is.

Leslie stated she plans to attend the school board meeting to get more concrete information regarding the school's plan for the new bus garage.

NEW BUSINESS

Title XV Land Usage, Chapter 152, Zoning Code, 152.038 (F) Design Standards for Private Garages, Accessory Buildings and Structure

The board discussed adding requirements for siding materials for garages and accessory buildings, impervious surface and soft sided buildings. Motion by Aske and second by Burns to accept the revisions as presented. Motion carried.

Smokehouses

Leslie stated she received an email complaint regarding smoke coming from a smokehouse. Leslie stated the ordinance addresses dense smoke in unreasonable quantities but it's hard to determine what constitutes dense smoke. The Board directed Leslie to do some research and find out what the common practice among other cities is.

OLD BUSINESS

None.

ANNOUNCEMENTS

Chairperson Hulbert reminded the Board the next meeting will be held on Monday, November 3, 2014 at 5:00 pm.

ADJOURNMENT

Motion by Aske and second by Burns to adjourn. Motion carried. Meeting adjourned at 6:35 pm.

Secretary Carol Aske

City Administrator Robin Leslie