

Planning Commission Meeting  
Tuesday November 20, 2007 6:00 P.M.  
City Hall Council Chambers

The Planning Commission of the City of Oregon met Tuesday November 20, 2007, 6:00 P.M. in the City Hall Council Chambers.

Present: Chairman Amy Trimble  
Mike Bowers (arrived late)  
Joe Ebens  
Jerry Hinrichs (arrived late)  
Tom Miller  
Rich Rhoads  
Absent: Mark Herman

Amy Trimble called the meeting to order.

City Building Inspector, Casper Manheim brought up putting a limit on how many accessory buildings can be on a residential lot. Amy announced that the city currently has lot coverage limits. He also had information from the City of Rochelle; they currently charge a storm water impact fee on any new residential or commercial building permit. Amy would like Mike Bowers and Jerry Hinrichs to review this information and give their thoughts on this matter.

A Public Hearing was held for a variance submitted by Mike Dvorak who resides at 911 Adams Street to put a movable shed one foot from his lot line. Amy was concerned that he didn't have how far the shed will be from the lot line in the letters addressed to the adjoining property owners. No one spoke for or against the variance. The seven questions for a variance were reviewed. The Public Hearing was closed.

Joe Ebens moved to recommend to the City Council the variance submitted by Mike Dvorak to put a movable shed one foot from his lot line as long as the neighbors sign off on the letter, Seconded by Amy Trimble.

Two yeas. Two nays.

Rich Rhoads moved to recommend to the City Council the variance submitted by Mike Dvorak to put a movable shed one foot from the lot line with the condition of approval by the neighbors. This motion failed for the lack of a second.

Tom Miller moved to recommend to the City Council the variance submitted by Mike Dvorak to put a movable shed one foot from the lot line, Seconded by Rich Rhoads.

Two yeas. Two nays.

Amy Trimble moved to table the variance submitted by Mike Dvorak until the next meeting, Seconded by Joe Ebens.

Two yeas. Two Nays.

The Mayor suggested since it's a dead lock on the vote that Mike Dvorak gets the adjoining property owners to sign off on the variance before the council meeting Monday night November 26, 2007. Then it could be on the council agenda for a vote.

Joe Ebens moved to approve the October 16, 2007 minutes, Seconded by Tom Miller.

Motion carried. No Nays.

The Church of God submitted a building permit application to replace their sign at the intersection of Route 64 and Oregon Trail Road. The original sign had to be taken down during the construction of Route 64. Mike Bowers asked if it could be documented that the sign be grandfathered so no other sign could be placed there and that they would maintain the sign and landscaping. Mike Bowers moved to recommend to the City Council to grandfather the sign owned by the Church of God located on city property at Route 64 and Oregon Trail Road and that they will maintain the sign and landscaping and at any time if not maintained by city standards it will be removed, Seconded by Rich Rhoads.

Motion carried. No Nays.

The committee discussed completion of Land Improvements for new Development. A copy of the City of Rochelle ordinance was given to the members. Rochelle has put a time period of two years. Amy will be putting language together for Attorney Fearer to look over.

The future land use map of the Comprehensive Plan was discussed. Currently one hundred and ninety-two acres are for sale on River Road just outside of the city limits and it's currently zoned residential in the Comprehensive Plan. Amy suggested leaving it as is until a developer would contact the city to annex. Mayor Tom Stone has asked the committee to think about how they would like to see this area developed and discuss it at a future meeting.

The committee decided to have a December meeting on the 11<sup>th</sup> at 6:00 A.M.

Tom Miller moved to adjourn the meeting, Seconded by Jerry Hinrichs.

Motion carried. No Nays.

Adjourn: 7:00 P.M

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Amy Trimble, Chairman

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Charlene Ruthe, Secretary