

PLANNING & ZONING COMMISSION

The Planning & Zoning meeting was called to order at 5:30 p.m., by Chairman Fitzgerald.

Present: Angle, Bruns, Duea, Prohaska, Fitzgerald

Absent: Penfold, Wicker

Motion by Prohaska to approve the agenda, second by Duea. All ayes.

Motion by Bruns, second by Angle, to approve the minutes of the 10/27/09 meeting. All ayes.

Fitzgerald stated this was the time and place for the citizen's forum. No citizen comment.

Communications: None

Unfinished Business: None.

New Business:

**A. Site Plan Review – Moss Busters, Lot 2, Larry Luker Memorial Industrial Park First Addition.**

Dale Snyder, Snyder Construction, stated his firm is working with Moss Busters, a company already located in Clear Lake, to build a larger facility for them. The 20,000 sq. ft. steel building is slated for completion in June 2010. Loading docks will be located on the west side of the building, with parking and the business entrance on the south. There will be undeveloped space on the east side of the lot for two 20,000 sq. ft. expansions to the proposed building to facilitate future business growth.

Snyder stated that a detention pond will be established on the northwest corner of Lot 2 to collect excess drainage from the site. During the winter months, snow cleared from the site could also be dumped in this pond to alleviate excess runoff in the spring. As future building additions are constructed, the pond will need to be enlarged to contain additional site runoff. A drainage swale along the south side of Lot 2 will be sloped to intercept runoff from the undeveloped Industrial Park Lot 3 to the south, and will be channeled to the storm sewer located in S 24<sup>th</sup> Street.

Snyder indicated that some runoff will still surface drain in a westerly direction onto S 24<sup>th</sup> Street and be carried south to the creek. Bruns expressed concern over the possibility of water sitting on S 24<sup>th</sup> Street. Snyder said he had originally considered constructing a road ditch along the west side of Lot 2, with a culvert under the driveway into the property, to divert the runoff to the south; however, when Lot 3 is developed, construction of a detention pond on that site will correct this problem, and the ditch would no longer be necessary.

Snyder also stated that he would raise the floor of the proposed building by 1', making its elevation 1234.35'

Prohaska asked if the site contains any farm tile, and was told that no maps exist for this parcel. However, if any active tile lines are encountered during site construction, they will be repaired or rerouted.

Motion by Prohaska, second by Duea, to approve the Site Plan for Moss Busters, as presented. All ayes.

**B. Site Plan Review – NTI (Nieman), 2006 7<sup>th</sup> Avenue N.**

Monte Applegate, Yaggy Colby Associates, presented the site plan design and drainage report for the construction of an additional 8,400 sq. ft. pre-engineered steel building, to be used for warehousing, at NTI's current location. A driveway, to be constructed off of the private road that lies along the north side of the NTI property, will extend along the east side of the new building and tie into the north/south drive next to the existing building, to facilitate truck access and employee parking.

Roof drains will divert runoff from the building to the aggregate surface around the new building. The site for the new building naturally slopes to the east toward a grass and tree covered area. A dry detention pond, of sufficient size to handle a 100-year storm event, will be constructed east of the proposed building. A 12" outlet pipe will allow the pond to drain to the east, along the site's natural flow, onto adjacent property. However, with the construction of the detention basin, the runoff flow across neighboring properties will be slowed significantly compared to pre-development rates.

John Marino, Zoning Official, noted that the NTI site has no City streets or right-of-ways through it, and no City improvements are planned for the area.

Motion by Duea, second by Prohaska, to accept the NTI Site Plan, as presented. All ayes.

**C. Zoning Sign Ordinance regulating electronic/animated signs.**

Marino, in an attempt to clarify the definitions of electronic versus animated signs, presented commission members with sample ordinance wording from two Iowa communities. In the past, his interpretation has been that animated signs are those that have moving, turning or rotating parts, while electronic signs are those with lighted displays that change, such as time/temperature signs or message boards. With more technologically advanced signs being developed, he was asking that this Commission refine and clarify the City's current ordinances governing these types of signs, to provide a clear definition for the existing electronic and animated signs within the community without opening the door for unwanted types of signage.

A lengthy discussion followed, with several commission members expressing concern over what was seen as conflicting wording within the definitions presented in the sample ordinances. Angle questioned if there were any standards as to the length of messages on scrolling message boards. Marino replied that he would check into this with sign company representatives and report back. Bruns indicated he would like to review more sign ordinances from larger cities, with which several other members concurred.

Commission members then tabled further discussion until the next meeting, on December 29, 2009, at which time Marino will provide ordinances from additional cities for review.

Reports/Recommendations of Zoning Official: None

Reports/Recommendations of Engineering Department: None

Fitzgerald declared the meeting adjourned at 6:25 p.m.

---

Dennis Fitzgerald, Chairman

ATTEST:

---

Sharon Springer, Secretary