

On Thursday, September 24, 2015, at 7:00 p.m., a regular meeting of the Plan Commission was called to order. Roll Call. Present: Chair Rick Andersen, Karen Chevalier, Aurelio Gallardo, Eric Larson, Rene Morris, and Steve Munson. Absent: Mike Mellott.

Also present were Planner Dustin Wolff, Aldermen Retha Elston and John Stauter, City Manager Scott Shumard, Superintendent of Building and Zoning Amanda Schmidt, Sterling Main Street Director Jana Groharing, and City Clerk Marie Rombouts.

Steve Munson made a motion to approve the August 20, 2015 minutes as presented; seconded by Rene Morris. Voting: Ayes – Chevalier, Gallardo, Larson, Morris, Munson, and Chair Andersen. Nays – None. Motion carried.

Superintendent Schmidt reported the Council approved the replat for Oak Grove Villas-Phase I and the Planned Unit Development designation for CGH Medical Center.

Chair Andersen opened the public hearing for the zoning code/zoning map at 7:03 pm.

Planner Wolff explained the Plan Commission has been working on the new zoning code for 18 months. The existing code is 44 years old. The new code has more residential classifications and commercial districts are better defined. The updated code will better preserve the downtown characteristics and contains more graphics. The code is longer but better clarifies regulations.

Superintendent Schmidt thanked the Plan Commission for their commitment on this project.

Chair Andersen stated that publication in the *Daily Gazette* was made and there were no written comments received from the public.

Planner Wolff stated that a local landscaper encouraged a few changes pertaining to species of trees recommended and terminology.

Alderman Stauter thanked the Plan Commission and Janna Groharing for their work on this project.

Karen Chevalier stated that the project was well done, laid out well, and very systematic.

Steve Munson asked if the Council appreciated the segments presented individually. Aldermen Elston and Stauter felt the Council was not overwhelmed.

The public hearing was closed at 7:18 pm.

Steve Munson made a motion to approve Plan Commission Resolution #2015-10-01 Recommendation to City Council on Chapter 102 Zoning Ordinance Rewrite an Official Zoning Map Update; seconded by Karen Chevalier. Voting: Ayes – Chevalier, Gallardo, Larson, Morris, Munson, and Chair Andersen. Nays – None. Motion carried.

With no further business to discuss, the meeting was adjourned at 7:24 pm.

Marie Rombouts
City Clerk