



Minutes 2-21-24

Members Present James Forbord, Christine Heidebrink, Dwight Wynia, Joni Hill, Allison Ritterbusch

Staff Present Debra Johnston, Scott Sogge

Guest(s) Present None

Call Meeting to Order by James Forbord at 6:00Pm

Agenda

Approval of the December 20th 2023 meeting. (Jan 2024 Meeting was Cancelled due to lack of agenda)

Motion By Dwight Wynia 2nd By James Forbord. Motion Carried

New Business

1. Tiny Homes Report: Item was tabled for James to gather info for the next Meeting
2. Digital Sign Ordinance Committee or by Commission: After discussion it was stated by Allison that the Sign ordinance information for consideration should not be generated by the Commission nor should the private sector be involved. It should be generated by the Zoning Administrator and then reviewed by the Planning Commission.
3. Commission Member terms: The Members present reviewed the terms and there were no changes and No action was taken.
4. Zoning Map Updating: Scott presented a blank drawing of what we use and is currently on the website.

Scott will look at updating the map with the help of a couple members for their recollection of time frames and when changes were made in the district boundaries. Then the map modifications can be presented to the Graphic Design Company for updating printing and laminating.

Old Business

1. Simunek Cart Path ownership to COHS: This was not discussed
2. Planning and Zoning Commission Review of Deeded Land Sold in the City of Hot Springs.
Not discussed
3. Should there be a Requirement to have a Plat Drawn or Redrawn with revision request?

The goal is to have the legal land description include a drawing of the boundaries for ease of identifying lot lines. There was some discussion about this, but we need to see what other communities are doing. Scott will look into it for comparison

4. Lot line revision Fee? Charging for the City Staff to administer the property line changes?

There is also the Planning and Zoning time and efforts to consider. Scott commented that were some of these are quite time consuming, and there often is a series of meetings and numerous hours of work only to have the plan or idea dropped and nothing was accomplished.

James stated that the city employees are paid and he does not agree with charging the public another expense.

5. Alley excavation site work minimum design regulations. Per City Ordinance 154

Scott explained that the access attempt on South 6th street turned into a confusing situation. There were some tree's removed and prep was started without a permit or the adjacent neighbor's permission for access etc. There was a preliminary discussion in March of 2022 of the project with the Building Inspector but no plans or time frames were submitted. The dirt work was discussed with the Street Department and the City Engineer but the final design of the Alley and Drainage control had never been presented to the City. The new owner attempted to present his idea to the Planning Commission at the September 2023 P&Z meeting, but he was not aware that he needed to request to be placed on the P&Z Commission Meeting agenda, so it was not on the agenda and it was not discussed at the P&Z Meeting.

The adjacent land owners do not want the changes and it appears that due to how narrow the R.O.W. is the work cannot be performed without using the neighbor's property for staging. It appears that changing the ground slope and the drainage on their property would also be required. As a result of the opposition from the neighbors at this point the alley access in that location was scrapped and another point of access further South is being looked at for feasibility.

Adjournment: Moved by __Allison__ Seconded by __Christine__ at _7:45__ PM

Next Meeting: **6:00PM** Wed, March 20th

Location: City Hall