

**PLANNING COMMISSION
MINUTES
JULY 10, 2007
840th Meeting**

The meeting was called to order by Chairman Wilmet in the Council Chambers of the Municipal Building at 4:00 p.m.

Members present: Wilmet, Behrens, Rybicke, Vincent and Woods

Members absent: Brown and Camplin

Others present: Rudy Bushcott, Brian Juarez, Jackie Contreras, Sandy Mayer and Paul Reed

Item #1: Request for Conditional Use Permit to Allow Living Quarters in Upper Level at 412 South Sixth Street.

Jeff Woods said the property is zoned C-3, General Commercial. The adjacent properties are zoned C-3 to the west, with an R-1 use; C-3 to the north, with a commercial use; R-2 to the east, with an R-1 use; and R-1 to the south with a park use. Two-family residential is a conditional use in a C-3 zone. Three off-street parking stalls are required, the site will provide more than that. The request is being made to provide for living space for a caregiver for a disabled fiancé. The project has been discussed with the Building Inspector on the construction and permit aspect of what is being proposed. The permit, if approved, would be for this address and person; it could not be transferred in the future. There are no problems with the request.

Brian Juarez said this is the proper action for this request. It allows the two-family residential, but controls the use in the future.

Motion by Cwmn. Behrens, seconded by Dennis Rybicke, to approve the conditional use permit for two-family residential use at 412 South Sixth Street. The motion passed by a 5-0 voice vote.

Item #2: Review and Approve Request for Fish Sign at 94/96 South Main Street.

Jeff Woods said the request is to place the fish sign in the courtyard, between the two buildings. The fish is 24-feet long, 7-feet wide, 6-foot 8-inches high, and is a metal structure. There will be a sign that will be attached to the front of the fish, but it has not been finalized yet. The fish will be 16-feet above the sidewalk, so it will not interfere with pedestrians. The fish will project one-foot into the right-of-way, so a D.O.T. Permit is required. Mike Roberts, of the D.O.T., has been contacted and is sending an application. It will take seven to ten days to get the Permit approved.

Sandy Mayer, of High Pointe Properties, said the sign will match the fish, and there will be a gate separating the sidewalk from the courtyard area.

Jeff Woods added that an approval should be contingent on final approval of the sign and getting the D.O.T. Permit.

Motion by Dennis Rybicke, seconded by Cwmn. Behrens, to approve the fish sign at 94/96 South Main Street contingent on the final approval of the sign meeting City Codes and getting an approved D.O.T. Permit. The motion passed by a 5-0 voice vote.

Item #3: Approval of Minutes and Adjournment

A motion to approve the Minutes of the June 26, 2007 meeting was made by Dennis Rybicke, seconded by Cwmn. Behrens, and passed by a 5-0 voice vote. A motion to adjourn was made by Bob Vincent, seconded by Cwmn. Behrens, and passed by a 5-0 voice vote. The meeting adjourned at 4:08 p.m.

Respectfully submitted,

Jeffrey L. Woods, P.E.
Secretary