

Regular City Council Meeting  
City Council Chambers

October 4, 2016  
7:00 p.m.

Present: Mayor –	Joyce Hudson	Absent: Council Member – Verlin Janssen
Council members	Jeff Kennedy	
	Randy Waskowiak	
	Jay Richeson	
City Administrator	Bruce Clymer	
City Attorney	Mike Bacon	
City Clerk / Treasurer	Connie L. Dalrymple	
Deputy City Clerk	Brandi Kloopping	

Also present: Shane Gruber, Monte & Linda Bowman, Colten Venteicher, Gordon Block

Mayor Hudson opened the meeting and public hearings at 7:00 p.m. Advance notice and a copy of the agenda were given to the Council and members of the press. City Council meetings are conducted in accordance with the Open Meetings Act, a copy of which is available for public inspection on the north wall of the Council Chambers.

The purpose of the public hearing was to consider revision of zoning regulations Chapters 152.041, 152.063 and 152.003. Administrator Clymer said the Planning and Zoning Committee would like to move forward with some revisions and additions to the Chapter 152.041 as follows:

E) 1) c) Maximum height of any part of the detached accessory structure shall not exceed that of the principal structure, or twenty (20) feet, whichever is higher.

F) Accessory buildings larger than 120 sq. ft. shall comply with §152.063 Residential Design Standards and shall be built to match or closely resemble the principal structure's exterior finish in roofing materials and pitch.

G) No roll-offs, trailers, vehicles, shipping or storage containers, commercial boxes, pole sheds or similar structures shall be permitted or modified to be used as accessory buildings.

H) A temporary POD/Temporary Storage permit may be permitted by application to the City Clerk. Fees for the permit shall be established by the City Council by resolution. Permits shall be for a period not to exceed thirty (30) days, however the permit may be renewed for a second 30 day period upon approval from the Building Inspector.

I) The restrictions set forth in Section E and Section F may be waived by the granting of a special use permit.

Council does not want several more Special Use Permits but many questions have arisen. This could be for a specific time frame.

Kennedy is not excited about Special Use Permits and Richeson does not think there will be many. Waskowiak would like to make the special use permit applications more detailed before moving forward on this.

Planning and Zoning Committee also recommended some revision to Chapter 152.063 as follows:

B) An attached garage shall not exceed fifty (50%) of the square footage of the main level of the residence, or up to one thousand square feet, whichever is greater.

C) The cladding of the exterior walls shall use building materials, textures and colors appropriate to the architectural style of those structures generally used throughout the neighborhood. Allowable materials are brick, stone, stucco, log; or clapboard siding of wood, metal or vinyl siding. All metal siding shall be non-reflective and shall be altered to have a brick, stone, stucco, log, wood-grain or similar appearance. Synthetic materials manufactured to replicate the fore mentioned materials are also allowable upon approval by the Zoning Administrator.

Mr. Bowman mentioned he would like to put up a nice steel building to make his neighborhood look better and to store a camper in but does not want to attach it to the home. In this case, he would need to get a special use permit.

Mayor Hudson is concerned with some property sales not going through due to not being able to build. Kennedy feels neighbors won't be against many of these structures. Richeson feels if passed and *I*) stays in neighbors can voice their opinions because there will be a public hearing. Kennedy says many don't want to or don't know about special use permits or don't see the signs. Clymer said *B*) was added in an attempt to keep from having a garage larger than the house.

Kennedy asked if pole sheds are car ports because many put them up and put a back on rather than putting up a garage, but it may be covered, since the exterior needs to be the same material. Question concerning the steel building's exterior materials only being non-reflective and not galvanized steel was mentioned and Attorney Bacon mentioned it could not be metal panels with ridges. Administrator Clymer said the process shall comply with §152.063 so a Special Use Permit could allow a metal building.

Motion was made by Waskowiak, seconded by Kennedy to close the public hearing regarding revision of zoning regulations Chapters 152.041, 152.063 and 152.003 at 7:32 p.m. Roll call vote: Yea – Richeson, Kennedy, Waskowiak. Nay – none. Absent and not voting – Janssen.

Waskowiak made a motion, Richeson seconded, to introduce Ordinance 932 regarding revision of zoning regulations Chapters 152.041, 152.063 and 152.003 with a more detailed special use permit application.

Kennedy moved, Richeson seconded, approving the consent agenda that included:

City Council minutes – September 20

Roll call vote: Yea – Waskowiak, Richeson, Kennedy. Nay – none. Absent and not voting – Janssen.

Richeson moved, Waskowiak seconded, allowing payment of claims against the City, \$71,763.07; Public Works Division \$176,587.23; and the payroll of \$39,013.59. Roll Call vote: Yea – Kennedy, Waskowiak, Richeson. Nay - none. Absent and not voting – Janssen.

Community Comments:

- School buses were parked on Avenue I on Monday. Discussion was had about the school being aware that there is an ordinance.

Council reviewed 2 bids for downtown trash receptacles, planters, benches, and bicycle racks.

Sterling West	\$34,089.35 Without Rain Bonnet	\$34,947.35 With Rain Bonnet
SiteScapes	\$31,900.00 Without Rain Bonnet	\$32,285.00 With Rain Bonnet

Sterling West and Site Scapes were basically the same except Sterling West would cost about \$3,000.00 more and Site Scapes would need City employees to set the equipment out. Richeson showed some concern with City employees placing equipment. Everything has to be installed by November 18<sup>th</sup> and Mr. Block said they would plan to have them on time.

Kennedy moved, Richeson seconded, to accept the bid of Sterling West. Roll call vote: Yea – Waskowiak, Kennedy, Richeson. Nay – none. Absent and not voting – Janssen.

Waskowiak moved, Kennedy seconded, to request proposals for engineering power lines to the Industrial Site. They will put overhead power lines in that area and they will be built for large industrial. Roll call vote: Yea – Richeson, Kennedy, Waskowiak. Nay – none. Absent and not voting – Janssen.

Richeson moved, Kennedy seconded to authorize signature of Certificate of Compliance and Addendum to Board of Public Roads Classifications & Standards. Roll call vote: Yea – Waskowiak Kennedy, Richeson. Nay – none. Absent and not voting – Janssen.

Council was asked to consider releasing a mowing lien on property at 816 11<sup>th</sup> Street due to a short sale of the property. Waskowiak moved, Richeson seconded. Roll call vote: Yea – Kennedy, Richeson, Waskowiak. Nay – none. Absent and not voting – Janssen.

Administrator Clymer said a letter was sent on July 29<sup>th</sup>, 2016 regarding an unsafe structure at 510 18<sup>th</sup> Street to Steven Schmidt, he did not appeal or fix this. Our building inspector, Doug Swanson, has deemed this unsafe.

Motion made by Kennedy, seconded by Richeson to proceed with legal action on the Schmidt property. Roll call vote: Yea – Waskowiak, Richeson, Kennedy. Nay – none. Absent and not voting – Janssen.

Waskowiak moved, Richeson seconded, to adjourn the meeting at 7:51 p.m. Roll call vote: Yea - Kennedy, Richeson, Waskowiak. Nay – none. Absent and not voting – Janssen.