



**Board of Aldermen Public Hearing Minutes
Monday, May 7, 2018 at 6:45 p.m.**

Mayor Blum called the Public Hearing to order at 6:45 p.m.

Present were Mayor Blum, Administrator Dierker, Alderman Art Viehland, Alderman Barb McGlenn, Alderman Janet Viehland, Alderman Amanda Sikes, and Attorney Voss.

Mayor Blum announced that this is a Public Hearing for Code Amendments to Appendix A – Zoning Ordinances. Building Inspector Jeremy Crowe explained that Appendix A was basically a consolidation of our existing code. He said it reduces a lot of redundancies and eliminated the table within Article 6 - the use regulations by zoning district. He explained that all the setback regulations and area regulations are within each use district. He said Article 6 is now for wireless facilities. He said we consolidated the code and it grew a little bit. He explained the next Phase is going forward and he will get a lot of board members' opinions on how to proceed with different sections that have been identified as well as any other sections that is felt necessary to be addressed. Inspector Crowe noted that within a C2–General Commercial District within Article 5–Use Regulations by Zoning District there has been a change to allow for and accommodate existing single-family structures within a General Commercial District. He explained that a single family, two family, and multi-family dwelling shall be deemed a lawful use providing such dwellings are constructed and occupied prior to January 1st, 2016. He said such dwellings shall not be considered non-confirming uses and may be hereafter altered or reconstructed as a permitted use. He noted existing structures are allowed within those districts per this change. He said if a disaster happens and some of those houses within a C2 get wiped out they can rebuild; however, new homes are not allowed within that district. Alderman Art Viehland said just recently we approved a residential home to be built within a C2 District out by Hwy TT. Inspector Crowe said that was a special circumstance as the house was surrounded by residential properties currently and it was approved. He said, however, we really need to consider that in the future. He said his recommendation is instead of re-classifying those from commercial to residential districts, to keep those the same and make that district a C1–Central Neighborhood Business District. This allows that as a transitional district between residential and commercial uses. That would permit single dwellings within that district; however, recognizing that a commercial district may come in there at some point and time and that there may be interest for commercial use. Mr. Crowe explained he was mainly trying to consolidate and temporarily resolve some of the issues until we got more opinion during Phase III on how you all want to proceed and move forward on some of these other sections.

Mayor Blum opened this item up for public participation. No comments were made.

Mayor Blum closed this Public Hearing at 6:50 p.m.

**Board of Aldermen Public Hearing Minutes
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Mayor Blum called to order the Public Hearing at 6:50 p.m.

Mayor Blum announced this Public Hearing is regarding Code Amendments to Appendix C –



Right of Way and said Mr. Crowe discussed this at the same time as part of Code Amendments to Appendix A. Mayor Blum asked for any questions regarding to Right-of-Way, there were none. Mayor Blum opened this item up for public comments. No comments were made.

Mayor Blum closed this Public Hearing at 6:54 p.m.

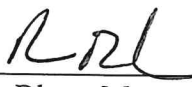
**Board of Aldermen Public Hearing Minutes
Monday, May 7, 2018 at 6:55 p.m.**

Mayor Blum called to order the Public Hearing at 6:55 p.m.

Mayor Blum announced the Public Hearing is regarding Code Amendments to adopt an Administrative Review Procedure. Building Inspector Crowe explained this is a secondary procedure in which if a board makes a decision and there is an aggrieved party, they can appeal again and come back before the board to ensure that both parties have followed proper procedures, and everybody is in agreement as far as what has happened with the decision that was made. He said it is basically a secondary grievance prior to anything going to court. Mayor Blum said it is just another step in the process to assure that both parties are heard, and Mr. Crowe said that was correct. He said maybe there is a mistake on the applicant's part or it may have been on the city's part. He said it was the recommendation of our Zoning Attorney to apply this. Alderman Art Viehland asked if there was a timeframe for the second hearing. Administrator Dierker confirmed it is 30 days from the date of the board's decision date and then we would need to hear it within an additional 30 days. Inspector Crowe explained the appeal would go back to the original board.

Mayor Blum opened this item up for public comments. No comments were made.

Mayor Blum closed this Public Hearing at 6:59 p.m.



Ron Blum, Mayor

Date Approved: 24 MAY 2018

Attest:



Kim French, City Clerk