

Huxley Planning and Zoning Commission

January 21, 2013 Regular Meeting

7:00 PM – City Council Chambers, Huxley City Hall

1.0) CALL TO ORDER AND ROLL CALL: Vice Chairman Schonhorst called the Meeting to order at 7:00 PM. P&Z members present:

Mike Schonhorst, Larry Wilson, Dave Rietz, James Sparks and Leila Gardunia-arrived at 7:05pm.

Absent – Roger Bierbaum and Gordon Mosher.

Others present: Justin Moore- Zoning Administrator; Kathleen Connor- Snyder & Associates; Scott Port- Snyder & Associates; Travis Bakken- Parks & Recreation Director; Craig Henry-Mayor.

Guests present: Melvin Vetter- Resident; Ralph Stiller- Resident; Jamie Rochleau- Resident; Roger Larson- Resident; Steve Quick- Resident; Susan McLaughlin- Resident; Whitney Sager- Tri County Times.

2.0) MOTION TO APPROVE THE MINUTES FROM THE FOLLOWING MEETINGS:

2.1) December 17th, 2012 Regular Meeting – Motion by Rietz to approve the minutes of the December 17th, 2012 meeting. Second by Sparks. Motion passed 4-0.

COMMISSION AGENDA ITEMS:

3.0) PUBLIC HEARING PUBLIC HEARING TO CONSIDER THE 2013 COMPREHENSIVE PLAN UPDATE TO THE 2007 COMPREHENSIVE PLAN FOR APPROVAL AND RECOMMENDATION.

- Vice Chairman Schonhorst opened the hearing at 7:01pm.
- Kathleen Connor of Snyder & Associates gave an overview presentation of the 2013 Comprehensive Plan update. Connor covered all sections in the plan and the most updated information on city statistics that will be included.
- Zoning Administrator Moore stated that Travis Bakken, Parks & Recreation Director was present to answer any questions on the Parks portion of the plan.
- Resident Susan McLaughlin stated that she would like to see more equipment in city parks that target young children in the 2-5 year old range as she feels that a lot of the equipment targets older children.
- Parks & Recreation Director Bakken advised that the update to the parks plan included with the 2013 update called for more equipment in the 2-5 year old age range and was supported by the Park board.
- Resident Melvin Vetter said he would like to see if some sort of access could be re-established from North 5th to Highway 69. Vetter wondered if one-way access from the north could be established. Vetter also asked that the City look at a road from West 1st/county road E63 just west of town going north to the new high school in the future.
- Schonhorst advised that several requests and studies had been asked of the D.O.T regarding North 5th Highway 69 access and the D.O.T has denied any reconnection of access resembling the old configuration.
- Zoning Administrator Moore advised that he was not sure if one-way access had ever been looked at but that the closest two way future access in that area would come further up by Casey's and that it would depend on development along Highway 69 over time.
- Resident Melvin Vetter stated that he would like to see more parking, more basketball courts and a wading pool in the future at Nord Kalsem Park. Parks & Recreation Director Bakken stated that a wading pool was allowed on the future plans for Nord Kalsem Park as funding provides for it.
- Vetter stated he would rather see storm sewer upgrades done underground through new pipes as opposed to the retention pond that was previously proposed early on.
- Resident Jamie Rochleau asked if a bike trail connection to Slater on the mile west of town not yet directly connected, had been studied further. Resident Steve Quick stated he was on a panel that has explored the issue further in the last year and that the land owner in question does not want to sell or grant easement access. Quick stated there are possibly options along county road E63 on the fence line in the future but that would need to be approved by Story County and be a longer process.
- Resident Melvin Vetter asked if the city did periodic assessments of the amount of event space available in the community. Zoning Administrator Moore stated they have and that if there is space available not being used it is rented out. Moore highlighted examples of the extra room in 3C's facility, Council chambers, Safe Room and Nord Kalsem Shelter house.

- Vice Chairman Schonhorst asked if in the future land use portion of the plan the land along the east side of Highway 69 to the north of Ballard Creek assisted living should be residential or continue to be commercial as it has been previously?
- Zoning Administrator Moore advised the early discussions indicated a change to residential should Madrid Homes ever move forward with their proposed plans for a future assisted living facility.
- After discussion the commission decided to change the future designation back to commercial retail office.
- Resident Melvin Vetter asked if the rental schedule for the Nord Kalsem and Safe Room facilities could be put online? Travis Bakken stated it was something that could be looked at. Vetter asked if the comprehensive plan could be placed online as well. Zoning Administrator Moore stated that it would be placed on the City website.

-Motion by Wilson to close the hearing at 7:43pm. Second by Gardunia. Motion passed 5-0.

4.0) DISCUSSION AND POSSIBLE ACTION ON RECCOMENDATION TO CITY COUNCIL TO APPROVE THE 2013 COMPREHENSIVE PLAN UPDATE TO THE 2007 COMPREHENSIVE PLAN.

- Commission members discussed changing the proposed land use from residential to commercial north of Ballard Creek along Highway 69. Commission members agreed to make necessary changes and approve.
- Schonhorst asked if anything else was a concern for members or needed to be addressed. No further comments were made.

-Motion by Gardunia to add additional statistics to the plan as needed and change the future land usage along Highway 69 north of Ballard Creek Assisted Living from residential to retail office and recommend approval of the 2013 Comprehensive Plan Update to the City Council. Second by Wilson. Motion passed 5-0.

5.0) MISCELLANEOUS/OTHER ITEMS

- Zoning Administrator Moore asked commission members how they felt about moving the February 18th meeting due to presidents day? Schonhorst stated there may be conflicts with some of the commission members in addition to City Hall being closed. Commission members agreed by consensus to move the February meeting date to Monday, February 25.

6.0) ADJOURNMENT

Motion by Sparks to adjourn. Second by Rietz. The commission stood adjourned at 7:50pm.

Minutes by Mike Schonhorst
P&Z Secretary

Upcoming Meetings

- February Meeting- Monday February 25 @ 7:00PM at City Hall.
- March Meeting- Monday March 18, @7:00pm at City Hall