

- I. CALL TO ORDER: David Gauger called the Plan Commission Public Hearing for Jim's Bait and Tackle for Shop Special Use request to order at 6:33pm.
- II. ROLL CALL:
  - A. Present
    - 1: Jeff Bell
    - 2: Danice Moore
    - 3: David Schultz
    - 4: Judy Martini
    - 5: Rick LaPiana
    - 6: David Gauger
    - 7: Brian Marr, Trustee
    - 8: Donovan Day, Community Development Director
  - B. Not Present
    - 1: Tim Foster
- III. HEARING:
  - A: David Gauger
    - Continued for need of additional information
      - 1: Director Day
        - Pictures taken
        - Proposed layout

**Derek Williams making the presentation**

  - Presented layout for full storage
  - Boat size storage change
  - Need appointment for removal of boat
  - Security cameras will be installed
  - Growth will keep us competitive
- IV. BOARD QUESTIONS
  - A: Members and Mr. Williams discussed
    - Number of boats to be stored/height of boats stored
    - Who will have access
    - Security measures
    - Storage surface/ methods of storage/neighborhood concern with spring rains-mud control
    - Possible summer storage
    - Lighting concerns
    - Possibility of only using half the property for storage
    - Topography of land and height of boats stored
    - Communication with neighbors about storage plans
    - Impact on residential neighborhood/need limits on the plan
    - What would be allowed/rights under current Zoning Codes
    - Limiting number of spaces for storage in the proposed enclosure/boat or snowmobile
    - Buffer between commercial and residential/possible vegetative screening

- Precedent being set with this Special Use in B-3 zoning
- Continuation of Special Use with sale of property/owners' responsibility to inform buyer of Special Use conditions

V: AUDIENCE PARTICIPATION

A: None.

VI: MOTION

A: Jeff Bell made a motion to recommend approval for the petition of Concetta Tsinic, owner of Jim's Bait & Tackle, requesting a Special Use to allow boat storage in accordance with section 9-1-6-10, items 1-6 of the Zoning Ordinance and the following conditions.

- 20 trailer spaces
- 10 ½ ' maximum height
- 8 1/2' maximum width
- Fencing around storage area only to be 6'
- Work with Director of Development on final details

DISCUSSION:

- Include lighting restrictions
- Set back of boats from fence

Danice Moore seconded the motion.

Ayes: Jeff Bell, Danice Moore, Judy Martini, David Schultz, David Gauger

Nays: Rick LaPiana

Motion passes.

VII: David Gauger closed the Plan Commission Public Hearing for Jim's Bait and Tackle Shop Special Use Request at 7:10pm

Respectfully submitted by,  
Sue Langowski  
Secretary