

ZONING COMMISSION
PUBLIC HEARING
AUGUST 5, 1991
7:00 P.M.

Council present: Funke, Simshaw, Pedersen, Vergeront,
Malgren, Kersich

Others present: Rich Stripp, Gene Nobles, Rudy Ringhoff,
Maxine Finlen, Jim Finlen, James Boyle, Bob Ford, Neil
Jolliffe, Donna Christofferson, Jack Christofferson, Paul
Bishop, Gary Wolf, Leo Schroeder, Wayne Gryde, Mike Long, Ron
Buzzard, Bob Fulton, Phil Grainey, Roy Sturm, Virginia
Steinkraus, Willard Steinkraus, Erlice Kitto, Connie
Cummings, Pat Matuska, Jack Coggeshall, John Campbell, Bob
Mitchell, Peggy Seifert, Harriet Brauer, Carol Earl, Jack
Hamy, Phyllis Peterson, Joann Sagmiller, Jan Brucks, Teresa
Wallace, Bonawee Ford, Helen Gryde, T.H. Mielke, Gloria
Jolliffe, Beth Riddle, Tom Fox, Jim Funke, George Brucks,
Keith Wright, Bob Bowers, Bonnie Manicke

Mayor James W. Jones presiding;

ZONING CHANGE HEARING:

Bob Fulton-(Building Inspector) There had been an attempt
several years ago to rezone the same half block in question.
Dick Matejovsky, real estate agent handling the sale of Lot
1, Block 1, Central Addition had actually requested the
zoning change to allow a prospective buyer to build a health
center on the vacant lot at this location. Although they had
not specified the actual zoning change, it seemed reasonable
to change Lots 1-6 of Block 1 from R-2 to C-1.

Rudy Ringhoff-(Pastor of First Baptist Church) Years ago the
church had been approached by the City to change the zoning
to C-1. At that time, the church had been opposed to such a
change since it would preclude building a church there.
Since the property was no longer needed for a church, they
were no longer opposed.

Pedersen-Asked what the zoning was on the other half block.

Fulton-Industrial

Ringhoff-All property owners on the half block had signed a
letter requesting the proposed change in zoning.

Jones-Talked to Walt Johnson who had previously been opposed
to the change and was now in favor.

Roland-Cannot favor change unless entire block goes C-1.
Asked if the museum's problem with this was setbacks.

Kersich-Met with Jerry Sorenson regarding upcoming land use
study to be done and preferred waiting with zoning changes
until the study could be completed. Did not want to
implement these changes piecemeal.

Malgren-Asked if the sale was contingent on changing the
zoning.

Ringhoff-Yes. Asked what the current zoning of the block was since Tom Seabase was operating an auto shop there as well.

Fulton-One-half block in question is R-2. South half of block is I-1.

Clerk-Asked Fulton if I-1 permitted a health club.

Fulton-No

Vergeront-With reference to the auto shop, Grainey had stated at one time that any lesser use was allowed within the zoning (Supreme Court ruling on such a case from another state).

Fulton-Did not mean to disagree with Grainey but the codes clearly state "These are the uses by right and any other uses excluded."

Ringhoff-They had to get a variance for the mortuary since this use was not specifically mentioned in the zoning codes.

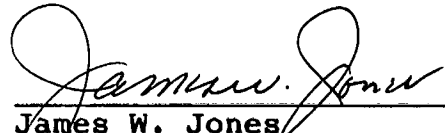
Jones-This area would probably get changed to C-1 when the study was completed. Since the study would take time, he felt they should proceed now.

Pedersen-Opposed to changing the zoning at this time since they had allocated money to do the study and felt it would be a waste of time to proceed with zoning changes now. Asked how a rental business fit into I-1 (Smitty's).

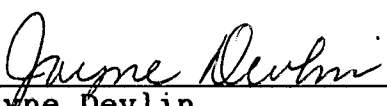
Fulton-Said it actually would qualify under C-1.

Pedersen-Felt the entire block should be C-1.

There being no other public comment, the Public Hearing was closed at 7:15 p.m.


James W. Jones
Mayor

ATTEST:


Jayne Devlin
City Clerk