

**REGULAR MEETING**

Chairman Nelson called the meeting to order at 7:03 p.m.

Present at roll call were Commissioner Duggan, Commissioner Stefanko, Commissioner Hanner, Commissioner Sims, City Attorney Steve Martin and Mayor Steve Burt. Alderman Goodman was absent.

**APPROVAL OF AGENDA**

Commissioner Sims made a motion, seconded by Commissioner Stefanko, to approve the agenda. Motion passed unanimously.

**APPROVAL OF MINUTES**

Commissioner Stefanko made a motion, seconded by Chairman Duggan to approve the Minutes of the Regular Planning and Zoning Meeting of January 3, 2022. Motion passed unanimously.

**OPEN FORUM**

There were no comments for Open Forum. Chairman Nelson closed Open Forum at 7:04 p.m.

**OLD BUSINESS**

1. Discussion on Historic Preservation District – are there any Historic Registered buildings? There are limits on what you can and cannot build within the District. The term ‘Historic Preservation District’ needs to be defined and a clear meaning and description of the District. Attorney Martin explained how historic preservation and the actual zoning guidelines may differ. Sample explanations can be:

- a. Architectural Exterior specifications
- b. A historic district that can be superimposed over a zoning district.
- c. Safety requirements for preserving structures should be set in an ordinance.
- d. Commercial buildings would apply just as residential building requirements.

The first order of preference is to declare what is the Historic Preservation District.

The second is to establish a Review Board to examine which buildings would fit the criteria

2. The City will amend the Conditional Use Permit Ordinance (CUP) to include specifications regarding where to allow any Cannabis Dispensaries and establish guidelines such as hours of operation/parking availability/manner of operation/proximity to schools, churches, playgrounds, and other areas of the city where children are present. The Board of Aldermen will review the recommended amendment.
3. Discussion regarding Airbnb/short term rentals. The City will introduce a Conditional Use Permit Application/Fee for regulating Airbnb’s and short term rentals that will restrict how many may be allowed, where in the city they will be permitted and how it

would be managed. Restrictions as to how many guests will be allowed, distance from the owners' residence, such as, if there is an issue at the property can the owner be within 45 min- 1 hour – 2 hour window to address any problems? Are all fire code regulations met? Will there be hours of activities restrictions?

The city will look for public input regarding these issues.

### **NEW BUSINESS**

No new business was introduced.

The next Planning and Zoning Meeting will be Tuesday, March 7, 2023, at 7:00 p.m.

### **ADJOURNMENT**

A motion to adjourn was made by Commissioner Hanner and seconded by Commissioner Stefanko. Motion passed unanimously. The meeting was adjourned at 8:16 p.m.