

**REGULAR MEETING**

Chairman Nelson called the meeting to order at 7:08 p.m.

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

**APPROVAL OF AGENDA**

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

**APPROVAL OF MINUTES**

Commissioner Stefanko made a motion, seconded by Commissioner Duggan to approve the Minutes of the Regular Planning and Zoning Meeting of May 2, 2023. Motion passed unanimously.

**OPEN FORUM**

David Gust spoke to the commission with concerns regarding the permit process for new construction. He submitted the site plan to Cochran Engineering and forwarded the comments outlined by Cochran Engineering to his engineering consultant, BFA, for resubmission. The list of comments are exceedingly detailed and he suggested the Commission review the requirements.

Sam Cummins and daughter Salome spoke to the Commission regarding the new sidewalk on Peter St. and the lack of a raised dome ADA required approach to the street. Also the concern for the disrepair of the section of sidewalk on the south side of Schutzen St. between Peter St. and State Hwy D. Both will be addressed in the next BOA meeting. Chairman Nelson closed Open Forum at 7:24 p.m.

**OLD BUSINESS**

1. The Commission reviewed the Ordinance as submitted by council for Airbnb/Short-term rental requirements. A motion to move to the Board of Aldermen for approval as written was made by Commissioner Sims. Seconded by Commissioner Stefanko. Motion passed unanimously. Bill #486 Ordinance #471 regarding short-term rentals within the city of New Melle will move to BOA for approval.
2. The Commission reviewed the Ordinance as submitted by council for Marijuana Facility requirements. A motion to move to the Board of Aldermen for approval as written was made by Commissioner Duggan. Seconded by Commissioner Stefanko. Motion passed unanimously. Bill #487 Ordinance #472 regarding marijuana facilities within the city of New Melle will move to BOA for approval.

**NEW BUSINESS**

1. Chairman Nelson recommended Commissioner Wes Stefanko to replace him as Chairman of Planning and Zoning Commission. Commissioner Sims made a motion to accept Commissioner Stefanko as the Chairman of Planning and Zoning. Seconded by Commissioner Duggan. Motion passed unanimously. Welcome Commissioner Stefanko as Chairman of Planning and Zoning.
2. Let it be on record that Planning and Zoning reviewed the definition for R-3 Zoning, Land Use to exclude multi-family units larger than two family units as the public sewer and water are at capacity. The Commission will continue to review the changes before submitting to the Board of Aldermen for approval.
3. The city of New Melle will consult with Attorney Steve Martin for rules/regulations to add prohibiting marijuana sales in the city to the 2024 Ballot.

Because of the July 4<sup>th</sup> Holiday the next Planning and Zoning Meeting will be Tuesday, July 11, 2023, at 6:00 p.m.- preceding the Board of Aldermen Meeting (at 7:00 p.m.)

**ADJOURNMENT**

A motion to adjourn was made by Commissioner Sims and seconded by Commissioner Duggan. Motion passed unanimously. The meeting was adjourned at 7:47 p.m.