

REGULAR MEETING

Chairman Stefanko called the meeting to order at 7:01 p.m.

Present at roll call were Commissioner Duggan, Commissioner Sims, Commissioner Hanner, Mayor Steve Burt, and City Clerk Gay. Also present was Nathan Buehrle, Cochran Engineering. Alderman Goodman was absent.

APPROVAL OF AGENDA

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

APPROVAL OF MINUTES

Commissioner Sims made a motion, seconded by Commissioner Duggan to approve the Minutes of the Regular Planning and Zoning Meeting of October 10, 2023. Motion passed unanimously.

OPEN FORUM

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

OLD BUSINESS

1. The answer to the question if commissioner applicants for Planning and Zoning must live within the city limits is yes.
2. A reminder announcement that there are two Variance Applications to be reviewed at the Board of Adjustment meeting Tuesday, November 14, 2023, at 6:00 p.m.

NEW BUSINESS

1. Mr. John Nilges, Excelsior Engineering, presented the Site Plan for the new Peoples Bank at 4900 Hwy Z to the Planning and Zoning Commission for review and comments. A question about the safety of the entrance for Peter St. to the new bank and if it might be a problem for west bound drivers using the Peter St. cut across with traffic slowing to make a turn. It is noted that the speed limit on that road is 35 mph and the traffic should be slowing anyway for the stop sign. There should not be any issues with the new entrance. As with commercial buildings in the city of New Melle, a 5' sidewalk will be designed, ADA compliant, along the roads for tie-in to future sidewalks. Drawings of the proposed building design were provided. The design is very similar to the Troy branch of Peoples Bank. Sign placement so as not to obscure any traffic line of sight is considered.
Commissioner Duggan made a motion to approve the site plan and made a recommendation to move the plan to the Board of Aldermen for approval. Commissioner Hanner seconded. Motion passed unanimously.
2. The Land Use Permit to replace an existing manufactured home at 155 Lockard Ln. was reviewed by the Commission with comments by Engineer Nathan Buehrle. This location is zoned R-1B. The Commission recommended the review move to the Board of Aldermen for amending the zoning description to include manufactured homes. The Permit Application will be on hold until the BOA reviews the recommendation.

The next Planning and Zoning Meeting will be TUESDAY, DECEMBER 5, 2023, AT 7:00 P.M.

AJOURNMENT

A motion to adjourn was made by Commissioner Hanner and seconded by Commissioner Duggan. Motion passed unanimously. The meeting was adjourned at 7:50 p.m.