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December 7, 2023

Members present: Chairman Don Pohlman, Carole O'Malley, Jeremy Schellin, Greg Hildebrand, Randy Schwoerer, and Jim Droste.

Absent: Ron Nicolaus

Staff Present; Administrator Tim Blakeslee

The Plan Commission meeting was called to order by Chairman Pohlman at 18:00hrs.

Chairman Pohlman asked for a moment of silence to honor and remember the attack on Pearl Harbor.

- 1.) Approval of Minutes from November 2, 2023. Motion to approve made by O'Malley, and seconded by Schwoerer. On the roll all voted aye to approve.
- 2.) **Property seeking Rezoning Recommendation;** 818 E. Clifford St, Tax Parcel Number 59271821563. Lindsey Kohlman from Carbliss, and Bill Prusow current owner were present. Administrator Blakeslee explained to the group that this property is currently Zoned R4, Multifamily since about 2004. The current use is as an office, and the intended next use is an office. The R4 doesn't list an Office as an approved use, thus the need to rezone. 10 employees are anticipated for this new business. Member Schellin asked as to if the neighbors had an opportunity to weigh in on this rezoning. Blakeslee advised all that the public hearing for this would be at the City Council. Motion to recommend to council for the rezoning to B1, Business Office was made by Hildebrand, and seconded by Schwoerer. On the roll all voted yes to approve.
- 3.) **PUBLIC HEARING in the matter of:** Sargento Foods Inc, 1 Persnickety Place, Tax Parcel Number 59271818473. To construct a Commercial Building Addition that exceeds the maximum building height of 45 feet, in the HI Heavy Industrial Zone, as allowed by a Conditional Use Permit per Sec 13-1-34(c). Chairman Pohlman opened the Public Hearing at 6:12 PM. Allen Kellar, and Brett Kraemer were present from Sargento. The project was described to the audience and Commission. No public comments were brought forward, and the Public Hearing was closed at 6:16 PM.
- 4.) **Site Plan Seeking Approval:** Sargento Foods Inc, 1 Persnickety Place, Tax Parcel Number 59271818473 Continuing from the Public Hearing, Kellar stated this addition is for the Finished Goods storage. The building will be about 13,300 Sq. Ft. and stand 70'8" tall. Fire Chief Pafford advised he had conversed with the project Architect, and is comfortable with the design from a Fire Department standpoint. Motion to approve made by Droste, and seconded by O'Malley. On the roll all voted yes to approve, with member Schellin abstaining.
- 5.) **Communication – Letters, E-mails, or reports Related to the Plan Commission;** Nothing brought forward.

Motion to adjourn made by O'Malley, and seconded by Schwoerer at 6:17.