

**MINUTES  
CITY OF ELKO NEW MARKET  
PLANNING COMMISSION MEETING  
July 1, 2014  
7:00 PM**

**1. CALL TO ORDER**

Commission Chairman Thompson called the meeting of the Elko New Market Planning Commission to order at 7:00 pm.

Commission members present: Thompson, Smith and Kruckman  
Members absent and excused: Vetter and Hartzler  
Staff Present: City Planner Kirmis and City Engineer Revering

Note: Planning Commissioner Hartzler has taken a temporary leave of absence (from his Planning Commission duties) to fill a vacated City Council position and is therefore considered excused.

**2. PLEDGE OF ALLEGIANCE**

Chairman Thompson led the Planning Commission in the Pledge of Allegiance.

**3. APPROVAL OF AGENDA**

A motion was made by Smith and seconded by Kruckman to approve the agenda as presented. Vote for: Thompson, Smith and Kruckman. Against: None. Abstained: None. Vote 3-0. Motion carried.

**4. PUBLIC COMMENT**

There were no public comments.

**5. ANNOUNCEMENTS**

There were no announcements.

**6. APPROVAL OF MINUTES**

A motion was made by Thompson and seconded by Smith to approve the minutes of the May 13, 2014 Planning Commission meeting as written. Vote for: Thompson, Smith and Kruckman. Against: None. Abstained: None. Vote 3-0. Motion carried.

**7. PUBLIC HEARINGS**

**A. The Farm (1<sup>st</sup>) and 2<sup>nd</sup> Additions - Rezoning of certain twinhome lots from R-1, Suburban Single Family Residential to R-3, Medium Density Residential**

Chairman Thompson opened public hearing and asked City Planner Kirmis to present his planning report dated June 16, 2014.

Planner Kirmis introduced the item and summarized the rezoning request as described in his planning report dated June 16, 2014

Chairman Thompson asked if anyone in the audience had any questions or comments.

The original developer of the project voiced support of the rezoning and indicated that the market for twinhome dwelling units has been strong of late.

Chairman Thompson then asked the Commission Members if they had any additional comments or questions. There were no additional comments or questions from the Planning Commission.

A motion was made by Thompson, second by Kruckman to recommend approval of the rezoning of the specified twinhome lots as described in the Planner's report. Vote for: Thompson, Smith and Kruckman. Against: None. Abstained: None. Vote 3-0. Motion carried.

## **B. Zoning Ordinance Amendment- Floodplain Overlay District**

Chairman Thompson opened public hearing and asked City Planner Kirmis to present his planning report dated June 16, 2014.

Planner Kirmis introduced the item as described in his planning report dated June 16, 2014. Kirmis noted that the need for such overlay district has been prompted by the City's recent annexation of its former wastewater treatment plant property (the proposed public works campus site) located north of County Road 2 and east of County Road 91. The northern boundary of the proposed public works campus abuts the headwaters of the Vermillion River.

Planner Kirmis also noted that the proposed ordinance is based upon a DNR model ordinance for cities which include a "mapped flood hazard area" within its boundaries.

Chairman Thompson conveyed a question raised by Interim City Council Member Hartzler regarding the proposed floodplain ordinance. Hartzler questioned whether or not the ordinance will impact existing residents in the City and whether individual property owner notification was required. Planner Kirmis indicated that individual notice to property owners was not required. Planner Kirmis and City Engineer Revering highlighted areas of the City which lie within the 100 year floodplain (as depicted upon Exhibit B-2 of the Planner's report) and noted that two areas of the City will be subject to floodplain regulation. These include the area of the public works campus site which abuts the Vermillion River and a small area within the Whispering Creek North Addition. It was concluded that adoption of the floodplain regulations will have little impact upon existing homes within the City.

The Planning Commission had no other comments or questions related to the proposed ordinance.

Chairman Thompson asked if anyone in the audience had any questions or comments. There were no audience questions or comments.

Chairman Thompson then asked the Commission Members if they had any additional comments or questions. There were no additional comments or questions from the Planning Commission.

Chairman Thompson asked for a motion to close the public hearing. A motion was made by Thompson second by Smith to close the public hearing. Vote for: Thompson, Smith and Kruckman. Against: None. Abstained: None. Vote 3-0. Motion carried.

A motion was made by Smith, second by Kruckman to recommend approval of the amendment to establish a floodplain overlay district. Vote for: Thompson, Smith and Kruckman. Against: None. Abstained: None. Vote 3-0. Motion carried.

**8. PETITIONS, REQUESTS AND INQUIRIES**

There were no petitions, requests or inquiries.

**9. GENERAL BUSINESS**

**Public Works Campus Update.** City Engineer Revering provided an update regarding a modification made to the Public Works Campus site plan. Revering noted that, due to a wetland infringement issue, the location of the public works building has been shifted 30 feet to the north and 30 feet to the east.

**10. MISCELLANEOUS**

**GTS Workshops.** Planner Kirmis provided the Planning Commission with a schedule of forthcoming GTS (Government Training Service) workshops and encouraged the Planning Commissioners to attend. Chairman Thompson expressed personal interest in I-35 corridor development and development which surrounds the New Market Downtown area.

**Future Planning Commission Meeting Topics.** Chairman Thompson encouraged the Planning Commission to pass on discussion/training topic ideas for future Planning Commission meetings to Planner Kirmis.

**11. ADJOURNMENT**

A motion was made by Thompson and seconded by Kruckman to adjourn the meeting. Vote for: Thompson, Smith and Kruckman. Against: None. Abstained: None. Vote 3-0. Motion carried.

The meeting ended at 7:47 pm.

Submitted by: Bob Kirmis, City Planner