

**MINUTES OF
Rensselaer Advisory Planning Commission Hearing 2023-07
Thursday, November 9, 2023 at 5:30 pm CST**

I. Call to Order: The Rensselaer Advisory Planning Commission met on Thursday, November 9, 2023 in City Hall Council Chambers. Advisory Planning Commission President, Stan Haines, called the meeting to order at 5:30 pm CST. Building Commissioner, Joshua Davis, was asked to proceed with roll call.

II. Roll Call

Present: President - Stan Haines, Vice President - Cliff Wood, Jeff Rayburn, Bryce Black, Joe Effinger, Justin Wilson, Deana Rule, Sean Cawby, Mike Davis, Building Commissioner - Joshua Davis and Secretary - Jessica Call.

Absent: City Attorney - Jacob Ahler

Guests: Robert Schenk, Dan Cawby, Attorney - Don Shelmon and Bill Risner

III. Approval of Past Minutes: President Stan Haines presented the minutes of the previous Advisory Planning Commission meeting 2023-06, held on Thursday, September 7, 2023. Motion made by Wood, seconded by Cawby. **Motion Passed.**

IV. Old Business

A. Plan Commission's Rules and Procedures: Commissioner Davis stated that he and Cawby met on October 26 to discuss the Advisory Planning Commission Rules and Procedures. Both Commissioner Davis and Cawby agreed that the rules and procedures needed to be implemented. Further discussion tabled until City Attorney Ahler is present.

V. New Business

A. Vacation of Cherry St. - west of 10th St.; PC Recommendation to Council:

Previously this year the PC approved the replat application for all the ground surrounding the undeveloped street. Commissioner Davis stated that he met with the review team earlier today in regard to the vacation of the land off Cherry St, east of 10th St. There were no issues of concern at the Technical Review meeting. Dan Cawby of Genova stated the land will be used for extra parking and storage. Mr. Cawby also informed members that Titan Construction is working on a drainage plan, which is 50% approved. President Haines stated that since there were no concerns with moving forward, he requested that Commissioner Davis proceed with a roll call to vote to approve the PC recommendation to Council:

Vice President Wood - Yes	Wilson - Yes
Rayburn - Yes	Rule - Yes
Black - Yes	Cawby - Yes
Effinger - Yes	Davis - Yes

President Haines - Yes

Motion was made by Black, seconded by Rayburn. **Motion Passed.**

- B. Bill Risner, 828 N Melville St - Rezone and Replat Discussion:** Mr. Risner wants to bring his property into compliance, rezoning it from I-1 (light industrial) to R-2 (two-family residential), which will allow the construction of residential properties. John and Kathy Mroczek own sixty (60) percent of the properties at the 800 block of N. Melville, because of this, Commissioner Davis spoke with them about rezoning all the properties to R-2. They were not interested in the rezone. It was stated that the options were to rezone or force property owners to apply for a variance. Since all properties have changed owners since the 2008 Zoning Ordinance was passed, they are required to be brought into a conforming use for that zone. This matter will be tabled until the next meeting on Thursday, December 7, 2023.
- C. Ordinance 21-2023 Zoning Amendment; Discussion of Council's Decision:** The Council's concern with the presented amendment was the section regarding architectural limitations. Commissioner Davis confirmed that on Monday, November 13, 2023, Council will vote to remove paragraph 12, resulting in the amendment to come before the PC for reapproval. There was discussion of replacing the paragraph with something more specific, or adding it to a different section.
- D. Zoning Map Discussion; Buffer Expansion and Overlays:** Discussion took place regarding the buffer-zone expansion, following the Saint Joseph's College annexation, that took place earlier this year. Expanding the buffer zone will allow the city to maintain more control for new development. This would not include obligation for city utilities because the area is not in the city's corporate limits. The airport overlay zone was never defined as a zone on the city's mapping system. The Federal Aviation Administration (FAA) has jurisdiction on areas within four-thousand (4000) feet from the runways. Any new permits in the designated area will need FAA approval, along with the Building Commissioner. If the corridor overlay was to be extended, this would allow city utilities to expand in areas near I-65, as well as enforcements to clean up the west corridor of Rensselaer.
- E. Don Shelmon; Fenwick Replat:** Commissioner Davis stated that Attorney Shelmon contacted our office in regard to a replat. Ron Fenwick has a 3.5 acre lot that he is proposing to split and sell the parcel containing the residential home. The property located at 8642 S CR 380 W is zoned A-1 (prime agricultural), which has a minimum lot size of 3 acres. The split would result in two (2) nonconforming lots. Before the replat could be approved a certified survey of the property would need to be completed and it would also need to identify the location of the well and septic.

VI. Adjournment: President Haines entertained a motion to adjourn the meeting. Motion made by Mike Davis, seconded by Cawby.

Motion Carried - Meeting was adjourned at 6:37 pm CST

Next Meeting: Thursday, December 7, 2023 at 5:30 pm CST

Minutes Prepared by: Plan Commission Secretary, Jessica Call