

Planning and Zoning Board
Minutes
April 3, 2017

Chair Webster called the meeting to order at 6:04 p.m. Present were Rath, Von Weihe, Volkens. Absent was Beattie.

Commission reviewed four permits as follows:

103 # Main: Pavillion to be built on a slab with an open rafter. Pavillion will have electrical. Rath moved to approve. Volkens seconded. 4-ayes, motion carried.

2 W. Main: Commercial Storage 40' X 48' building. City Manager Groskurth informed Commission there is a sewer easement running through property. City has received easement and legal description without exhibit. Easement has been forwarded to title with request to indicate where easement is located on plat. Owner indicated there will be no cement pad and will have electricity. Commission reviewed City Code and SUDAS to determine if a cement pad is required. Commission learned building could have electricity without cement pad; however, if building is going to have heating and cooling a cement pad with frost prevention would be required.

Webster informed owners representatives because building will not have heating and cooling a cement pad is not required. Webster further informed that should they install heating and cooling a cement pad would be required and would require have a be frost free. Webster explained how to prepare building for a future frost free cement slab in the future: have building built 2" higher and place Styrofoam on inside and outside of building 2 feet wide. Webster advised building could not be built on sewer line.

Rath moved to approve building permit located at 2 W. Main with the above stipulations. Von Weihe seconded. 4-ayes, motion carried.

2 Holst Street: Retaining Wall: Webster moved to approve retaining wall. Rath seconded. 4-ayes, motion carried.

5 Holst Street: Accessory Building – Storage shed. Commission reviewed building permit. Webster moved to approve accessory building permit pending removal of existing storage shed. Volkens seconded. 4-ayes, motion carried.

Planning and Zoning Commission meets on the last week of the month. Day meeting is held depends on commission member's availability. Building permits are to be received no later than the 3rd Monday of the month, even if there are 5 Monday's in a month. This will allow City Manager time to review, prepare and forward to Commission prior to meeting date.

Roger Webster, Chairman