



## PLANNING & ZONING MEETING Minutes of January 7, 2025

Chairperson Nick Reitman opened the regular meeting at 7:00 p.m. on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present:	Nick Reitman	Sonny Markus	Tony Webb
	Randy Nehus	Dave Downing	
Absent:	Michele Nelson		Sam Ruebusch
Also Present:	Megan Snyder, Administrative Clerk	Andy Schabell, Mayor	
	David Plummer, City Administrator	Cindy Minter, CC Planning & Zoning	

### ELECTION OF OFFICERS –

**MOTION:** Sonny Markus made a motion to nominate Nick Reitman as Chair, seconded by Randy Nehus. All in favor, the motion passed 5-0-0.

**MOTION:** Randy Nehus made a motion to nominate Sonny Markus as Vice-Chair, seconded by Dave Downing. All in favor, the motion passed 5-0-0.

**MOTION:** Sonny Markus made a motion to nominate Randy Nehus as Treasurer, seconded by Tony Webb. All in favor, the motion passed 5-0-0.

### APPROVAL OF MINUTES – December 17, 2024

**MOTION:** Randy Nehus made a motion to approve the minutes of December 17, 2024, meeting, seconded by Sonny Markus. All in favor, the motion passed 5-0-0.

### VISITORS AND GUESTS – None

### NEW BUSINESS -

### UNFINISHED BUSINESS –

Sonny Markus had a question regarding how an officer will be able to identify if an individual is operating a motor vehicle while under the influence of medical cannabis. He was advised that an officer could make judgement calls, but that there are some things that need to be worked out on that matter.

Ms. Minter advised that she like to add another item to their list to work on, that is establishing neighborhood commercial zone. She would like to know how they would like to address their comprehensive plan, this year or next year. Stating their plan was adopted in 2021, they currently have a good solid plan but really look at their goals and objectives.

**Big Box Retail Design Standard Review:** Ms. Minter stated that she hasn't made any changes to them, just would like them to be reviewed. If you would like to change something you will have a chance to. She advised them they do have a case that is in progress, we don't want to make any changes while something is in the queue.

**Cell Tower text amendment:** Ms. Minter advised that she does have the text, she will go ahead and make those changes and bring them forward.

**Signs:** Ms. Minter stated she did review our sign ordinance, doesn't believe it is in bad shape, but it's not content neutral. She advised them they could go ahead and amend that to make it content neutral. The biggest discussion would be how you need to handle temporary signs. If you must read to tell what kind of sign it is, then it is not content neutral. You can control form, place and manner, you can't control what the sign says. She stated she will work with Mike Duncan to get them updated, would like them to read over their sign ordinance and let her know what they would like updated.

**Neighborhood Commercial:** This is a new zone that is needed to be established. Ms. Minter would like them to start to think about where you would like that applied with your comprehensive plan.

Ms. Minter mentioned that the zoning text amendments related to vape, tobacco, and liquor stores are ready to come forward, and should be within the next couple meetings.

## **INTERNAL BUSINESS –**


**City Council Report:** Mr. Plummer gave an update on having two new council members. He stated we should be starting to move dirt soon on our new complex, actual construction should start April or May.

**Other:** Mr. Plummer mentioned the snow has kept our public works crew busy over the past couple days.


## **ADJOURNMENT**

**MOTION:** Randy Nehus made a motion to adjourn, seconded by Sonny Markus. All in favor, the motion passed 5-0-0. Meeting adjourned at 7:34p.m.

Attested to and submitted by:

  
Stephanie Tarter, City Clerk

Dated 1/21/2025

  
Nick Reitman, Chair

Dated 1-21-25