1. The meeting was called to order by Chairman Reifel at 7:00 p.m.

2. Members present: Reifel, Tuggle, Carlson, Sjoberg, Weber, Hawley
   Members absent: Jonas

3. Moved by Sjoberg, seconded by Carlson, to excuse Commissioner Jonas. The motion passed unanimously.

4. Moved by Sjoberg, seconded by Tuggle, to approve the March 2, 2023, agenda as amended to discuss agenda items 6 and 7 together. The motion passed unanimously.

5. Moved by Carlson, seconded by Weber, to approve the January 5, 2023, minutes as printed. The motion passed unanimously.

6. Public Comments: None.

7. Todd Kamps, 17472 West Spring Lake Road, explained his request to rezone the south 4 acres of parcel no. 70-03-09-300-039 from RG2 Medium Density Residential to GC General Commercial and to allow for mini-warehousing, self-storage and dwelling units in the GC General Commercial Zone District. Mr. Kamps answered questions from Planning Commission Members.

8. Moved by Tuggle, seconded by Sjoberg, to schedule a public hearing to consider a request filed by Todd Kamps, for the City to amend the City Code, Chapter 154 Zoning, Article IX Districts and District Standards, to rezone a part of parcel no. 70-03-09-300-039, a vacant parcel from RG2 Medium Density Residential to GD General Commercial. The motion passed unanimously.

9. Moved by Carlson, seconded by Weber, to schedule a public hearing to amend City Code, Chapter 154 Zoning, Article 4, Special Land Uses, Section 4.80 and Article 9, District and District Requirements, Section 9.110, to allow and regulate accessory upper-floor dwelling units in the GC General Commercial Zone District. The motion passed unanimously.

10. Public Comments: None.

11. Zoning Administrator’s Report: Zoning Administrator Bessinger commented he had received an inquiry to allow a Veterinary Office in the Core Commercial District. The consensus of Commissioners was to review the request.
12. Chairman’s Report:

Chairman Reifel commented the Planning Commission will need direction from City Council on what recommendations from the Economic Development Task Force Visionary Plan ought to be reviewed by the Planning Commission.

13. Members’ Reports/Comments:

Commissioner Sjoberg commented there are many family-owned businesses within the City and this a good place to raise a family.

14. The meeting was adjourned at 8:13 p.m.

Craig Bessinger, Recording Secretary