

Town of Herman Planning Commission 12/15/14 Meeting Minutes

The Town of Herman Planning Commission met at the Town Hall on December 15, 2014. Commission members present were Joe Thelen, Howie Schultz, Bob Korth, Bert Grover, and Joe DeBaker. Also present was Dan Peebles.

Chairman Thelen called the meeting to order at 6:00 PM

It was noted that the meeting had been properly posted at the Gresham Post Office, Leopold Post Office, Pederson's Bar, and the Town Hall.

Chairman Thelen stated that the purpose of the meeting was to respond to a zoning change request from Mr. Peebles.

Mr. Peebles gave a presentation to the Commission about his plans to start a business of using his barn for weddings and other uses. The proposed use of the barn would be considered an "Indoor Commercial Entertainment" business which is not a land use permitted in the OAR zoning district which is the current zoning of the property. The county zoning office had recommended to Mr. Peebles that he request a zoning change to "Community Commercial" which allows Indoor Commercial Entertainment as a permitted land use

The Commission reviewed the Town of Herman Comprehensive Plan and noted that the parcel in question is part of an area around the Highway 29/County Road U intersection that is targeted for being zoned Community Commercial on the Future Land Use map. It was also noted that in several places in the Comprehensive Plan, "Pre-zoning" large sections for development was not recommended, but rather that zoning changes be made as the needs arise

DeBaker made a motion, seconded by Grover that the Planning Commission recommend to the Town Board that the request to change the zoning of Parcel 024-27140-0010 from OAR to CC be approved without conditions. The vote on the motion was 5 yeas, 0 nays, and no abstentions.

Joe DeBaker noted that State Law requires a review of the Comprehensive Plan within the next two years or so and asked whether the Commission would like to take on this task during 2015. The response was positive and it was decided that the Commission would begin work on the first five chapters. Assignment were made as follows:

Chapter 1 – Bob Korth
Chapter 2 – Joe Thelen
Chapter 3 – Howie Schultz
Chapter 4 – Joe DeBaker
Chapter 5 – Bert Grover

A meeting will be planned after the Spring election when the new make-up of the Commission will be known.

Motion to adjourn made by Grover, seconded by Korth @ 6:55 PM. Motion carried.

Joe DeBaker - Secretary