

Riggs 4th Street Investments, LLC, along with their surveyor, Terry Van Laningham, has requested the splitting of the south 150 feet and west 140 feet of Parcel "E". The property is located on the west side of 4th St. SW, approximately 250 feet south of the intersection of 4th St. SW and Oak Ridge Circle. The minor plat will create one additional lot (Parcel "W") that will be separate from the remainder of the adjacent Parcel "E". Both parcels will contain their own individual access points onto 4th Street SW.

Commissioner Bagelmann asked about the future of the access points into the property with the potential redevelopment of the corridor. Mr. Passmore responded that the ownership of both parcels is currently the same and that the owners have been in discussions with the City regarding the potential improvements.

Motion By: Wilson

Seconded By: Keller

Move that the Planning and Zoning Commission recommend to the City Council the approval of the Minor Subdivision Plat, Parcel "W", for Riggs 4th Street Investments.

Yes: 5

No: 0

Absent: 2

2. Review and set public hearing on the special provisional use for Vineyard Community Church.

Vineyard Community Church has requested the special provisional use for the expansion of their current facility at 319 West Bremer Avenue. The zoning of the property is C-3 (Commercial Central Business District) and the Comprehensive Land Use Map designates this area as Commercial. The Church is proposing to expand to the east. Approval of the current location was granted by the City in December of 2004. In October of 2007, this similar request was pulled from the Commission's review at the time of public hearing.

Mr. Bob Juhl represented Vineyard Community Church and reviewed the request. He stated that their expansion to the east will create a new separation wall between the church and the newspaper office. Commissioner Keller noted that the main difference from the current request and the previous expansion request is that the current request does not include as much area. Chairperson Lambert asked if parking in the area has proved to be adequate. Mr. Juhl mentioned that they can fit about 18 vehicles in their side parking lot and the on-street parking has not been an issue. He further mentioned that this expansion is not to create more worship space or to increase membership size but to accommodate on site classrooms; therefore an increase in people or parking stalls is not anticipated.

Motion By: Bagelmann

Seconded By: Dickman

Move that a Public Hearing be set for the September 4, 2008, Planning and Zoning Commission meeting for the Special Provisional Use request for the Vineyard Community Church.

Yes: 5

No: 0

Absent: 2

D. Old Business: None

E. New Business:

Commissioner Wilson confirmed Zoning Official Kohout's correspondence relating to the placement of potential FEMA trailers. These trailers will be reviewed on an individual case basis with an approved site plan to be temporarily located on the property of the requesting homeowner.

F. Adjournment:

Motion By: Bagelmann

Seconded By: Keller

Move that the Planning and Zoning Commission meeting be adjourned.

Yes: 5

No: 0

Absent: 2