

Regular meeting of the planning commission was held January 27, 2014 at 5:30 p.m. at city hall. Commission members present: Bill Cushing, Jennifer Cooper, Don Heiland, Linda Miller, Tim Parker, and Doug Brush. Absent: Randy Koops. Also in attendance: John Cary, Bruce Berkley, Vickie Oviatt, Jennifer Brush, Gene Begnoche, Brian Sharp, Josh Shellito, John Shellito, Edgar Reinert, Teri Cordill, Duane Miller, Kathy Miller, Ray DeBey, and Anna Moubry.

Chairman Bill Cushing called the meeting to order.

Don moved, seconded by Linda, to approve the minutes of the December 30, 2013 meeting as submitted. Carried.

Bill introduced discussion regarding the fringe land area to be considered for annexation. He questioned if once this line is drawn to start a feasibility study, can it be changed? Bill did not want to recommend something that would cost more than it would bring in.

Mayor Brush distributed a handout listing the estimated tax impact upon the property owners being considered and showing additional revenue of \$31,801.17 to the city. She said that 19% of the businesses are outside the city limits. She said, as an option, the city could eliminate public services such as street maintenance, police and fire protection, the library, swimming pool, employees and employee benefits, etc. John Cary, Council President, explained that the city council had decided not to raise the mill levy this year, but to look at other options such as sales tax and annexation.

Jennifer said that the intent was not to modify what the property owners do now. Bruce said that, yes, the laws would apply and may be subjected to health regulations. John noted that the "use" is grandfathered. There was discussion. Brian Sharp said that he would be giving up rights, such as if his son decided to have a 4-H animal project. Would it be grandfathered? John said that it is the planning commission that is going to determine what is allowed, and what you can do in this newly annexed zone. Don asked what about grandfathering if the owner sells his property. John said that John Riggs could write it up to spell out if grandfathering goes with it.

Bill said that the commission can address these concerns and look at the benefits and services as well. Bill said that this is going to be a long process. Don commented that he thinks the city will benefit, if they have the infrastructure.

Bill suggested starting with a line that can be changed later to make it fit. A line was drawn on the map and Tim moved to present the line drawn to Riggs for a preliminary plan. Doug seconded the motion. Carried. Don abstained.

Bruce will contact John Riggs with the sketched boundary line.

Linda moved to adjourn. Don seconded the motion. Carried. Meeting adjourned.

Vickie Oviatt – DPC Secretary