Present: Larry Nelson (Chairman), Jeff Wehrli, Bill Ashton, Nancy Martin, John Shaw, Anne Vickery (5:27 p.m.), Others present: Senior Planner Angela Zubko, Associate Planner John Sterrett, and Mike Hoffman of Teska Associates, Inc.

Chairman Larry Nelson called the meeting to order at 5:04 p.m.

1. **APPROVAL OF MINUTES**

   Nancy Martin made a motion to approve the minutes from October 27, 2010. Jeff Wehrli seconded the motion. All agreed and the motion was approved.

2. **BILLS**

   There is one bill for Christine Paulan, Recording Secretary, in the amount of $70.00 and one bill for Teska Associates, Inc. in the amount of $2,322.50. Jeff Wehrli made a motion to approve and forward the bills to the Board for payment. Nancy Martin seconded the motion. All were in favor and the motion was approved.

3. **Discussion & Review of Special Uses**

   a. **Continued Review of Table**

      Senior Planner Angela Zubko continued the revisions made to the Special Use categories:

      - **Art and School Supply stores.** Staff added these as Permitted uses in the B-2 and B-3 Districts.
      - **Auditoriums.** Staff added these as a Special Use in the A-1, R-1, R-2, 3, 4, 5, & 6 Districts and Conditional Use in RPD-1, 2, & 3 Districts.
      - **Automobile Sales.** Staff added “Motorcycle Sales” to this category.
      - **Automobile Sales, Used.** This was deleted.
Automobile Service Stations (includes repair, rebuild, & painting). “Motorcycle” was added to this category. These were deleted as Special Uses in the B-3, M-1, & M-2 Districts and added as Permitted Use in the M-1 and M-2 Districts with conditions.

Automobile Service Stations for Retail Sale of Gasoline and Oil for Motor Vehicles. Staff added these as Special Uses in the B-2 District with conditions.

Bait Shops. Staff added these as Special Uses in the A-1 and B-4 Districts with conditions.

Bakery Shops. Staff added these as Special Uses in the B-1 District.

Banks and Financial Institutions. Staff added these as Permitted Uses in the M-1 & M-2 Districts.

Banquet Halls (Regulations). Staff added these as Permitted Uses in the B-3, B-4, M-1 & M-2 Districts. There are already some conditions such as: access, size, parking, signage, noise.

Barber Shops, Beauty Parlors, Chiropody, Massage or Similar Personal Service Shops. Staff added these as Permitted Uses in the B-1, B-2, & B-3 Districts.

Battery and Tire Service Stations. Staff deleted this category.

Bicycle Sales and Repair. Staff added these as Permitted Uses in the B-1, B-2, & B-3 Districts.

Blue Printing and Reproduction Stores. Staff deleted “Blue Printing and” and added “Copying” to this category. Staff also added these as Permitted Uses in the M-1 & M-2 Districts. The committee requested the verbiage “signs and banners” be added also.

Boat. Staff added “Sales or Trailer and RV Sales including Showrooms” and added these as Permitted Use in the B-3 District and Special Uses with conditions in the B-4 District.

Book and Stationary Stores. Staff added that these are intended to serve the immediate convenience needs of persons employed in the area, added these as Special Uses in the B-1 District and as Permitted Uses in the B-2 & B-3 Districts.

Book Binding. Staff added these as Permitted Uses in the M-1 & M-2 Districts. The committee deleted these as Permitted uses in the B-2 and B-3 Districts.

Building Material Sales. Staff added “(Retail)” to this category.

Business offices (corporate headquarters, district branch sales, real estate, etc. Staff deleted this category.

Camera and Photographic Supply Stores. Staff added these as Special Uses in the B-1 District and as Permitted Uses in the B-2 & B-3 Districts with conditions.
Candy and ice Cream Shops. The committee deleted these as Special Uses in the B-4 District.

Carpet and Rug Stores. Staff added these as Special Uses in the B-2 and as Permitted Uses in the B-3, M1, & M-2 Districts with conditions.

Carwash Facilities. Staff added these as Special Uses in the M-1 & M-2 Districts.

Catering Establishments. The committee added these as Permitted Uses in the M-1 District.

Communications Towers. The committee deleted this category.

Construction equipment sales and service. The committee added these as Permitted Uses in the M-1 & M-2 Districts.

Consumer Credit, Financing or Financial Offices. Staff deleted this category.

Contractor or Construction Services. Staff deleted this category.

Contractors’ Office and Shops (with restrictions). The committee changes these from Permitted Uses to Conditional Uses in the B-2 & B-3 Districts and added them as Permitted Uses in the M-1 & M-2 Districts.

Convenience Store. Staff added these as Permitted Uses in the B-1, B-2, & B-3 Districts, as Special Uses in the B-5 Districts and will add conditions to the Special Uses in the RPD Districts.

Crematories. Staff added “Funeral Homes” to this category and added these as Special Uses with conditions to the B-2 District.

Currency Exchange. Staff added these as Special Uses in the B-1 District.

Custom Dressmaking, Millinery, Tailoring or Shoe Repair Shops. Staff added these as Permitted Uses in the B-1, B-2, & B-3 Districts.

Day Care Center or Nursery. Staff added these as Special Uses in the A-1 District. The committee requested conditions on the Special Uses in the R-2 & R-3 Districts.

Displays outdoor (temporary or permanent). Staff added these as Conditional Uses in the B-3 District. The committee decided to strike “permanent” since the condition is for 60 days only.

Drug Store. Staff added these as Special Uses in the RPD-1, 2, & 3 Districts and as Permitted Uses in the B-1, B-2, & B-3 Districts with a condition that it is associated with a hospital.

Dry Cleaning and Pressing Establishments (Restrictions apply). Staff added these as Permitted Uses in the B-3 District. Conditions already apply.

Electrical Appliance Stores and Repairs. Staff changed these from Permitted Use to Conditional Use in the B-1 District.

Exterminating Shops. Staff deleted this category.
Florist Shops and Conservatories for Retain Trade on the Premises Only. Staff deleted “and Conservatories for Retail Trade on the Premises Only” and added these as Permitted Uses in the B-1, B-2, & B-3 Districts.

Funeral Homes. Staff deleted this category.

Furrier. Staff added these as Permitted Uses in the B-2 & B-3 Districts and will add a definition.

Garages Public (with restrictions). Staff changed this to read “Parking Garages” and added these as Permitted Uses in the B-6, M-1, & M-2 Districts.

Gardening Supplies and Seed Stores. Staff added these as Permitted Uses in the B-1 District.

Grocery and Food Sales (under 10,000 sq ft) including convenience stores. The committee deleted “including convenience stores.”

Hardware Stores. Staff added these as Permitted Uses in the B-1, B-2, & B-3 Districts.

Health Clubs (public or private). Staff added these as Special Uses in the RPD-1, 2, & 3 Districts and as Permitted Uses in the B-3 Districts. The committee added “with conditions and submitted with the original plan” in the RPD-1, 2, & 3 Districts.

Hotels (business uses with access only from hotel). Staff deleted this category.

Hotel and/or Motel. Staff added these as Special Uses in the B-5 District.

Indoor Entertainment and Recreation. Staff changed these from Permitted Uses to Special Uses in the B-1 District and took “health clubs” out of the definition.

Jewelry and Watch Repair Shops. Staff added these as Permitted Uses in the B-1, B-2, B-3, & B-6 Districts.

Kennels. These must be 600’ from any occupied residential structure.

Laboratories (medical, dental, research, experimental, and testing). Staff added these as Permitted Uses in the M-1 & M-2 Districts and “no production or manufacturing of products takes place.”

Laundries, Automatic Self-Service Types or Hand Provided that Laundry Machines not Exceeding Ten Pounds Capacity Each. Staff added these as Permitted Uses in the B-3 District.

Motel (see hotel and/or motel). Staff deleted this category.

Offices (Business and Professional including medical clinics). Staff added these as Permitted Uses in the B-5, M-1, M-2, & M-3 Districts. The committee added “with conditions” to the Special Uses in the R-3 District.

Offices of architects, brokers, etc. Staff deleted this category.

Office Supply Stores. Staff deleted this category.

Offset Printing and Copy Shops. Staff deleted this category.
Optician and Optometrist. Staff deleted this category.
Packaged Liquor Store or any sale of alcoholic beverages excluding gas or service stations. Staff deleted “excluding gas or service stations,” added these as Special Uses in the B-6, M-1, & M-2 Districts and added “associated with brewery or winery.”
Paintball Facilities. The committee added these as Special Uses in the M-1 & M-2 Districts.
Personal and Business Service Shops (under 10,000 sq. ft.). Staff added these as Special Uses in the RPD-1, 2, & 3 Districts. The committee added that “they are to be submitted with the original plan.”
Personal and Business Service Shops (over 10,000 sq. ft.) not including adult or regulated uses. Staff deleted “not including adult or regulated uses.
Plumbing, Heating, and Roofing Supply Shops. Staff added these as Permitted Uses in the M-1 & M-2 Districts.
Private Clubs. Staff suggested deleting this category, but after some discussion from the committee, Staff will revisit this.
Public Auction Rooms. Staff suggested deleting “Rooms” and adding these as Special Uses to the A-1 District and as Permitted Uses to the B-4, M-1, & M-2 Districts, but after some discussion from the committee, Staff will revisit this.
Racetrack (animals) Staff deleted “(animals).”
Racetrack (vehicles). Staff deleted this category.
Recreational Camps and Recreational Vehicle Parks. Staff and the committee added these as Special Uses in the A-1 District with conditions.
Restaurants, Cafes, Cafeterias, and Like Uses. Staff added these as Permitted Uses in the B-5 District and as Special Uses in the M-1 & M-2 Districts.
Retail Shops. Staff added these as Permitted Uses in the B-1, B-2, B-3, & B-5 Districts.
Retail or Wholesale Sales Yards for Agricultural Products. Staff added these as Special Uses in the B-3 District. The committee added “excluding livestock” and “with conditions.”
Retail or Wholesale sales of pottery, art, or home décor with the operation of a tea room, sit-down food sale area for food sales on-premises incidental to the primary retail sales use. Staff added these as Special Uses with conditions to the B-1, B-2, & B-3 Districts.
Sales offices with incidental repairs and service. Staff deleted this category.
Temporary buildings for construction offices or storage. Staff added these as Permitted Uses in the A-1 & B-5 Districts.
Trailer and RV Sales. Staff deleted this category.
Veterinary establishments, but not including boarding of animals except for medical treatment. Staff added these as Special Uses in the B-1 District and as Permitted Uses in the B-2 & B-3 Districts.

Wind & Solar Farms, commercial. Staff added these as Special Uses in the M-1 & M-2 Districts.

**Industrial and Higher Intensity Uses**

**Aircraft Service and Repair.** Staff added these as Permitted Uses in the M-1 & M-2 Districts.

**Asphalt and Asphalt products.** Staff deleted this category.

**Asphalt and/or Concrete Batch Mix Plants.** Staff added “or Recycling facilities and added these as Special Uses with conditions in the M-3 District. Temporary sites for these will be revisited.

**Asphalt and/or Concrete Recycling Plants.** Staff deleted this category.

**Beverages, non-alcoholic, bottling and distributing.** Staff added these as Permitted Uses in the M-1 & M-2 Districts.

**Explosive (excluding storage).** Staff added “manufacturing” with conditions when not prohibited by other ordinances. The committee added these as Special Uses in the M-3 District.

**Glass Cutting and Glazing Establishments.** Staff added these as Permitted Uses in the M-1 & M-2 Districts.

**Industrial Planned Development (not less than 10 acres).** Staff deleted “(not less than 10 acres).”

**Industrial Planned Development (not less than 60 acres).** Staff deleted this category.

**Light Manufacturing and Assembly.** Staff added these as Permitted Uses in the M-1 & M-2 Districts.

**Motor Freight Terminals.** Staff added these as Special Uses in the B-6 District.

**Printing, Publishing, and Issuing of Print Material.** Staff deleted this category.

**Processing or Assembly Plant (restrictions apply).** Staff added these as Conditional Uses in the B-3 District and as Permitted Uses in the M-1 & M-2 Districts.

**Production, Process, Cleaning, Testing, or Repair Services (restrictions apply).** Staff added “Publishing” and added these as Special Uses with conditions in the B-6 District.

**Ready Mix Cement Plants.** Staff deleted this category.

**Self Service Storage Facilities.** Staff added these as Special Uses in the B-5 District.
Telecommunications Stations and Transmission Devices. Staff added these as Special Uses in the A-1, B-1, B-2, B-3, B-5, and M-3 Districts. After some discussion, it was decided that this needs to be defined and will be revisited. Storage of grain, manure, peat, topsoil, petroleum, dump and slag piles, and goods used in or produced by manufacturing activities. Staff suggested deleting this category, but after some discussion, it was agreed to revisit this and break it down into separate categories.

Wholesaling and Warehousing; Local Cartage Express Facilities. Staff deleted “Local Cartage Express Facilities.”

Transportation – Related uses
Boat Launching Ramp. The committee added “(Public).” Railroad Freight Terminals, Motor Freight Terminals, Railroad Switching and Classifications yards, Repair Shops and Roundhouses. The committee added these as Special Uses in the M-2 District.
Storage Facilities (for motor vehicles, boats, trailers, and other recreational vehicles). Staff deleted this category.

Miscellaneous
Accessory Uses. Staff added these as Permitted Uses in the A-1 and B-5 Districts.
Off Street Parking Facilities. Staff deleted this category.
Other uses not specifically listed as permitted. It was decided that if this is the case, the matter must come before the Regional Planning Commission.

Planned Unit Development. Staff added these as Special Uses in the B-1, B-2, B3, B-4, B-6, M-1, & M-2 Districts and as Permitted Uses in the B-5 District. Also, the gross area must be not less than 40 acres.

Nancy Martin asked to be excused at 6:05 p.m.

b. New/Revised Definitions
Senior Planner Angela Zubko explained the new and revised definitions and that she will add some to these and bring them back for review.

c. Recommended Conditions
These will still need to be addressed.

4. LRMP Amendments
a. Chapters 1-4 Goals and Objectives Update
b. Chapter 5 Update on Land Use Categories
Mike Hoffman explained revisions of Chapters 1-4 and stated that he is still working on Chapter 5 of the LRMP. He will bring that back for review.

**Adjournment:**
Jeff Wehrli made a motion to adjourn the meeting. John Shaw seconded the motion. All were in favor and the meeting was adjourned at 7:00 p.m.

Respectfully submitted,

Christine Paulan
Recording Secretary