

Planning & Zoning Commission Special Meeting
Board of Zoning Appeals
January 23, 2024
12:00 PM

The planning commission members met on the above date and time in the commission chambers of Herington City Hall. In attendance were Karen Soliz, Rhonda Rice, Joshua Lawrenz, Janet Wade, Marcus Hawkes, City Manager Thatcher Moddie, Neighborhood Services Director James Masters, and Deputy City Clerk Chanda Wilson.

The meeting opened with the pledge of allegiance.

Chair Marcus Hawkes called the meeting to order.

Marcus Hawkes made a motion to accept the minutes of November 28, 2023. Joshua Lawrenz seconded motion. The motion passed 4-0

Welcome new member of the Planning and Zoning Commission Bryan Parrish.

Chair Marcus Hawkes opened the Public Forum and there was none. Add one item to the agenda this month, 14A Commissioner Comments.

Marcus Hawkes made a motion to approve the agenda with 14A added, seconded by Joshua Lawrenz. Motion passed 5-0.

Joshua Lawrenz nominated Marcus Hawkes for Commission Chair, Janet Wade Seconded and motion passed 5-0.

Janet Wade nominated Rhonda Rice for Vice-Chair, seconded by Joshua Lawrenz and motion passed 5-0.

A public hearing for updated floodplain ordinance was opened. There were no comments from the public and the hearing was closed.

Planning commission members considered and discussed the updated floodplain ordinance. A point was made that perhaps the ordinance should have come before the planning commission before being sent to the state for approval.

Points were made that the map we are using is from the 1980's and was last revised in 1999. The new map is very accurate. This ordinance was adopted by the department of agriculture. James reviewed the changes that were made from the template to our actual proposed ordinance. It was pointed out that the language regarding hazardous substances/materials was vague.

Josh Lawrenz made a motion to recommend the adoption of the updated floodplain ordinance pending staff review of the hazardous materials section. Motion was seconded by Bryan Parrish and passed 5-0.

Discussion on the Neighborhood Revitalization Plan was tabled to the February or March meeting.

Discussion was had on rezoning the 5th street business corridor to residential. Neighborhood Services Director James Masters presented the idea of rezoning the area between 4th and 5th and north of Trapp Street up to Clark Lumber Company to residential. It is unclear at the time why this is zoned commercial when the area is populated with housing except for the former car wash. A change in zoning would help aid in cleaning up the area. The item was discussed with no action taken.

Commissioner Comments:

Bryan Parrish expressed he was happy to be on the commission.

Janet Wade talked about the lack of announcements for the floodplain and public hearing besides in the newspaper. She asks for better advertising to include the city website and Facebook. She also thought the commission had a good discussion on the floodplain today.

Josh Lawrenz did not have any comments to share.

Rhonda Rice is happy to talk about the comprehensive and revitalization plan. The idea of Karen Soliz to have work sessions to work items out before the regular meetings is a good one. She would like to see the meeting notes, agenda, and attachments posted on the website in a timelier matter.

Janet Wade made a motion to adjourn. Motion was seconded by Josh Lawrenz and passed 5-0.