

**CITY OF SWISHER
PLANNING & ZONING
OCTOBER 24, 2016 MINUTES**

Planning & Zoning Meeting was called to order at 7:00 p.m. by P & Z Chairperson Randy Hurlbert at Swisher City Office, Swisher, IA on October 24, 2016.

Planning & Zoning Members Present: Randy Hurlbert, Ken Feldmann, Clint Haight, Josh Pfannebecker, Kathy Riggle, Dean Sturtz. **Absent:** Lori Wiles.

Also Present: City Clerk Tawnia Kakacek, Jefferson Monroe Fire Dept. Representatives-Glen Heims and Gene Beard, Nikki Hynek, Rebekah Neuendorf, Mary Gudenkauf.

Agenda and Minutes: Motion moved by Riggle, seconded by Sturtz to approve the agenda. Call for vote. All ayes. Absent: Wiles. Motion carried. Motion moved by Sturtz, seconded by Pfannebecker to approve the September 26, 2016 P & Z Minutes. Call for vote. All ayes. Absent: Wiles. Motion carried.

Public Hearing and Recommendation to Council on Business Commercial Setbacks: P & Z had public hearing on changing BC-Business Commercial side yard setbacks to zero. Gene Beard asked why this was being considered. P & Z noted that this was to make downtown more appealing with the buildings connected. Nikki Hynek presented letter requesting this change to make this a traditional downtown mainstreet. After discussion, Riggle moved, seconded by Haight, to recommend to council to have zero (0) side yard setbacks to for BC-Business Commercial Zoning for areas on 2nd Street from Summit Avenue to Rose Avenue on both the north and south side of 2nd Street. Roll call vote was taken. All ayes. Absent: Wiles. Motion carried.

Consider Amending Subdivision Ordinance Requiring Installing Water Tank and Set Public Hearing Date: Jefferson-Monroe Fire Department Representatives Gene Beard and Glen Heims requested P & Z to require new subdivisions with 4 lots or more install 30,000 gallon water tank within 1,000 feet of structures for fire prevention. Concerns were brought up of the cost for smaller developments as rough estimate of 30,000 gallon water tank would be \$100,000 and would deter developers to come to Swisher due to this requirement and cost. It was discussed when city water would be available and not seeing in near future. Beard noted Shueyville is already requiring the installation of water tanks for fire prevention. After discussion, Pfannebecker moved, seconded by Hurlbert to require subdividers that plan to have ten (10) lots or more to install 30,000 gallon water tank for fire protection and set public hearing regarding this proposed change for November 28, 2016 at 7 p.m. Sturtz added to the motion to require subdividers that plan to have 9 lots or less to install 10,000 gallon water tank for fire protection. Roll call vote was taken. All ayes. Absent: Wiles. Motion carried.

Adjournment at 7:55 p.m. by Haight, seconded by Feldmann. Call for vote. All Ayes. Motion carried.

Tawnia Kakacek, City Clerk

Randy Hurlbert, P & Z Chairperson