

**CITY OF SWISHER
PLANNING & ZONING
NOVEMBER 20, 2023 MINUTES**

This meeting was also held electronically. Anyone could attend, dial-in or connect electronically to hear the actual meeting.

Planning & Zoning Meeting was called to order at 7 p.m. by P & Z Chairperson Randy Hurlbert at Swisher Community Library, Swisher, IA on November 20, 2023.

Planning & Zoning Members Present: Randy Hurlbert, Alice Linhart, Kathy Riggle, Douglas Russell, Dean Sturtz. Absent: Ken Feldmann and Josh Pfannebecker.

Also Present: City Clerk/Finance Officer Tawnia Kakacek, Communication Coordinator Julie Persons, Sonya LaGrange, ECICOG-Karen Kurt, Justice Inkoom, Tom Gruis.

Agenda and Minutes: Motion by Sturtz, seconded by Russell to approve the agenda. Call for a vote. All Ayes. Absent: Feldmann, Pfannebecker. Motion carried. Motion by Linhart, seconded by Sturtz to approve the October 16, 2023 Planning & Zoning Minutes. Call for a vote. All ayes. Absent: Feldmann, Pfannebecker. Motion carried.

Business:

Public Hearing to Consider Adopting Swisher Comprehensive Plan: Motion by Riggle, seconded by Sturtz to open public hearing to consider adopting Swisher Comprehensive Plan. Call for vote. All ayes. Absent: Feldmann, Pfannebecker. Motion carried and hearing opened at 7:01 p.m. Sturtz noted ECICOG did a great job on plan. He went over few areas of plan that needed to be changed and noted the Downtown area needed to be clarified in the plan. The Downtown area needs to include Rose Avenue from Division Street to 4th Street and 2nd Street from Jefferson to Summit Avenue. Tom Gruis from ECICOG went over the plan. Motion by Hurlbert, seconded by Sturtz, to close public hearing. Call for vote. All ayes. Absent: Feldmann, Pfannebecker. Motion carried and hearing closed at 7:20 p.m.

Recommendation to Council on proposed Swisher Comprehensive Plan: Motion by Sturtz, seconded by Riggle to recommend approval of proposed Swisher Comprehensive Plan with the corrections as submitted and discussed to Swisher City Council. Roll call vote was taken. All ayes. Absent: Feldmann, Pfannebecker. Motion carried.

Request to Change Zoning Regulations on Central Business Commercial-BC: Swisher Action Committee Representative Sonya LaGrange requested the areas zoned BC-2 be changed to not allow single family residence living on the main level, banning downtown storefront housing. She noted the Swisher Action Committee has been applying for grants to help downtown businesses, but the grants require no residential living on the bottom level. Any current residence would be grandfathered in until they sell the property. Kakacek noted there is a house in the BC-2 zoning area. Sturtz noted the City needs to be careful to not spot zone and Planning & Zoning Committee should identify all the homes in the BC-2 area and discuss this more at their next meeting. LaGrange suggested changing the one house to BC-1 that abuts up to a BC-1 zoning. After discussion, Sturtz moved, seconded by Russell to discuss this in further detail at the next regular meeting. Call for vote. All ayes. Absent: Feldmann, Pfannebecker. Motion carried.

Adjournment at 7:31 p.m. by Linhart, seconded by Riggle. Call for a vote. All Ayes. Motion carried.

Tawnia Kakacek, City Clerk/Finance Officer

Randy Hurlbert, P & Z Chairperson