

**CITY OF SWISHER
PLANNING & ZONING
NOVEMBER 28, 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 November 28, 2016.

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

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

Agenda and Minutes: Motion moved by Wiles, seconded by Riggle to approve the agenda. Call for vote. All ayes. Absent: Feldmann and Sturtz. Motion carried. Motion moved by Hurlbert, seconded by Haight to approve the October 24, 2016 P & Z Minutes. Call for vote. All ayes. Absent: Feldmann and Sturtz. Motion carried.

Public Hearing and Recommendation to Council Requiring Water Tanks for Future Subdivisions: Motion by Wiles, seconded by Riggle, to open public hearing to consider requirement of future subdivisions to install water tanks for fire protection. Call for vote. All ayes. Absent: Feldmann and Sturtz. Hearing opened at 7:02 p.m. Wiles and Councilor Gudenkauf expressed concern of tank cost to developers. Councilor Gudenkauf inquired how many fires there has been in Swisher for the last 50 years. Jefferson-Monroe Fire Department Representatives Gene Beard and Glen Heims noted these water tanks would also be used for fires outside the city limits. It was noted future developments of 4 lots to 9 lots would require 10,000 gallon water tank and 10 lots or more would require 30,000 gallon water tank. Riggle noted the city should be paying for part of the water tank as it would benefit the whole city not just the development, city has a responsibility since they don't offer city water, and not deter developments coming into Swisher. Heims noted this is a temporary fix until there is city water. Beard noted these tanks could also be used as a backup system once city water is available. Motion by Riggle, seconded by Pfannebecker to close public hearing. Call for vote. All ayes. Absent: Feldmann and Sturtz. Hearing closed at 7:43 p.m. Motion by Riggle, seconded by Haight to recommend to Council to require future developers to install 10,000 gallon water tank for subdivisions with 4 to 9 lots and install 30,000 gallon water tank for subdivisions with 10 lots or more and the City develop a plan to share the cost of the required water tanks. Call for vote. All ayes. Absent: Feldmann and Sturtz. Motion carried.

Request to Rezone 1647 Blain Cemetery Road NW (within 2-mile fringe area): After review and discussion, Haight moved, seconded by Pfannebecker, to recommend approval to Council to rezone 1647 Blain Cemetery Road NW, Swisher of 1.99 Acres owned by Dean and Sherry Digman from Agricultural to Residential. Call for vote. All ayes. Absent: Feldmann and Sturtz. Motion carried.

Change December 2016 P & Z Meeting Date: Kakacek noted she would not be available on December 26th to take minutes as it is a city holiday. Motion by Wiles, seconded by Hurlbert to change P & Z meeting to Monday, December 19, 2016 at 7 p.m. Call for vote. All ayes. Absent: Feldmann and Sturtz. Motion carried.

Correspondence: Received updated Swisher Zoning Map.

Adjournment at 7:52 p.m. by Wiles, seconded by Riggle. Call for vote. All Ayes. Motion carried.

Tawnia Kakacek, City Clerk

Randy Hurlbert, P & Z Chairperson