

**CITY OF SWISHER
PLANNING & ZONING
DECEMBER 19, 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 December 19, 2016.

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

Also Present: City Clerk Tawnia Kakacek, Councilman Michael Stagg, Mayor Christopher Taylor, Steve Pudil, Rob Pudil, Nikki and Paul Hynek, and Johnson County Sheriff Deputy.

Agenda and Minutes: Motion moved by Sturtz, seconded by Haight to approve the agenda. Call for vote. All ayes. Motion carried. Motion moved by Wiles, seconded by Riggle to approve the November 28, 2016 Planning & Zoning Minutes. Call for vote. All ayes. Motion carried.

Revisit BC-Business Central Zoning Setbacks and Make Recommendation to Council: Council directed Planning & Zoning Commission to revisit the proposed zero side yard setbacks for proposed Downtown Business Central area and review other Business Central areas due to concern of some residents. Mayor Taylor recommended two amendments if P & Z go with a BC Downtown District. They were as follows: on the Downtown BC District put minimum side yard setback to “None, unless adjacent to a residential district, in which case the side yard shall be equal to the minimum side yard required in the adjacent district” and suggest that detached single-family residences be removed from the permitted use of BC parcels within the downtown BC District, so the district would be reserved primarily for businesses. After discussion with Pudils, Hyneks and Taylor, Pfannebecker moved to keep BC District as currently is with no downtown district and have zero side yard setbacks for BC zoning. No-one seconded motion. Motion failed. It was discussed to make the whole block BC for blocks that currently have BC areas. After more discussion, Hurlbert moved, seconded by Sturtz, to hold a public meeting to discuss BC areas, consider having BC areas by block with zero side yard setbacks, have input and discussion on BC areas and send notices to the affecting businesses and residents plus residents within 200 feet. Call for vote. All ayes. Motion carried. Wiles volunteered to help write letter to residents.

Review Zoning Map: Mayor Taylor noted that Business Commercial is to be contiguous for future businesses and Swisher doesn't have a third business district. Kakacek recommended P & Z review and zoning map and discuss at next regularly scheduled meeting. P & Z agreed.

Adjournment at 8:27 p.m. by Wiles, seconded by Sturtz. Call for vote. All Ayes. Motion carried.

Tawnia Kakacek, City Clerk

Randy Hurlbert, P & Z Chairperson