

**CITY OF SWISHER  
PLANNING & ZONING  
JUNE 27, 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 June 27, 2016.

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

**Also Present:** City Clerk Tawnia Kakacek, City Attorney Mark Parmenter, Dave & Terri Chalupsky, Mike Stagg, Lindsey and Angie Hinrichs, Doug Hickey, Rob Kolisik, J. Scott Ritter.

**Agenda and Minutes:** Motion moved by Sturtz, seconded by Haight to approve the agenda. Call for vote. All ayes. Absent: Pfannebecker and Wiles. Motion moved by Haight, seconded by Feldmann to approve the May 25, 2016 P & Z Minutes. Call for vote. All ayes. Absent: Pfannebecker and Wiles. Motion carried.

**Business:**

**Preliminary/Final Plat-Deer Crossing Subdivision:** J. Scott Ritter of Hart-Frederick Consultants presented preliminary/final plat for Terrance Schropp. After discussion, Hurlbert moved, seconded by Riggle, to recommend approval to council of Preliminary and Final Plat of Deer Crossing Subdivision of Terrance Schropp that is within the 2 mile fringe area. Roll call vote was taken. All ayes. Absent: Pfannebecker and Wiles. Motion carried.

**Public Hearing to Rezone:** Motion by Sturtz, seconded by Haight to open public hearing to consider rezoning property lying between railroad right-of-way and Central Avenue, south of 3<sup>rd</sup> Street from 7RS-Residential Single to BC-Business Commercial. Call for vote. All ayes. Public hearing opened at 7:05 p.m. Zoning members reviewed letter against rezoning. Robin Kolosik asked what are the setbacks for BC zoning. Lindsey Hinrichs noted that a 3 story building could be built there if zoned to BC. Hurlbert and Sturtz felt this would be considered spot zoning as residential zoning is on the south, east and west sides of Chalupsky's property. Riggle would like to see exactly where the proposed 5 stall building would be built regarding setbacks. Dave Chalupsky noted the railroad told him it was okay to build up to their easement line. Motion by Hurlbert, seconded by Sturtz to close public hearing. Call for vote. All ayes. Public hearing closed at 7:18 p.m.

**Rezone Request:** After discussion, Hurlbert moved, seconded by Sturtz, to introduce recommendation of approval to rezone Dave & Terri Chalupsky property between railroad and Central Avenue, south of 3<sup>rd</sup> Street from 7RS-Residential Single to BC-Business Commercial. Roll call vote. Ayes. Haight. Nays: Hurlbert, Feldmann, Riggle, Sturtz. Absent: Pfannebecker and Wiles. Motion failed.

**Adjournment at 7:33 p.m.** by Haight, seconded by Feldmann. Call for vote. All Ayes. Motion carried.

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Tawnia Kakacek, City Clerk

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Randy Hurlbert, P & Z Chairperson