

## **PLAN COMMISSION**

July 14, 2010

The Plan Commission convened and was called to order by Vice Chairperson-Nate Klassy.

Present at roll call were: Vice Chairperson Nate Klassy, Alderperson Keith Ingwell, Ronald Spielman, Paul Sniff, and John Frantz. Also present were Director of Public Works Kelly Finkenbinder, City Attorney Rex Ewald, Don Wickstrum with Quest Industrial, Pam Christopher with Chamber of Commerce, and Chairperson David Riese with Historical Preservation Commission. Absent at roll call were Mayor William Ross and William Bethke.

Purpose of Meeting:

1. Review and possibly approve building plans, site, and site plans for Quest Industrial in Monroe (North) Business and Industry Park
2. Review and recommend to Judiciary & Ordinance Review Committee an Ordinance Amending Section 5-17-2 and Repealing and Recreating Section 5-17-5 of the Monroe City Code: Powers and Duties of the Historic Preservation Commission.

Motion made by Paul Sniff and seconded by Keith Ingwell to approve the minutes from the June 9, 2010 Plan Commission meeting. Motion carried.

### **1. Review and possibly approve building plans, site, and site plans for Quest Industrial in Monroe (North) Business and Industry Park**

Kelly Finkenbinder stated that Mr. Don Wickstrum from Quest Industrial is interested in possibly building or buying a current building and moving his business to the Monroe (North) Business and Industry Park. Mr. Wickstrum introduced himself and talked about his business and future plans for his business. His business makes robotics and automation solutions, and engineering consulting. He's been in business for 10 years and has 17 employees and is hoping to add 2 more full time positions. Mr. Wickstrum would like to do the building process in 3 phases. Phase one would be to build the building, which would be about 60 x 100 and about 6,000 square feet, 18,000 square feet total when it is all done. For Phase one with the building and equipment the cost would be approximately \$350,000-\$600,000. Mr. Wickstrum is looking at purchasing 2-3 acres if he does need to build. Mr. Finkenbinder had 3 proposed parcels picked out for Mr. Wickstrum to look at. It will depend on the shape of Mr. Wickstrum's building and on if he wishes to expand on the building for which lot he would require. They are looking into the Mexican Cheese facility as an option also. The Plan Commission would really like to work together and to find a way to make it work out with Quest Industrial.

### **2. Review and recommend to Judiciary & Ordinance Review Committee an Ordinance Amending Section 5-17-2 and Repealing and Recreating Section 5-17-5 of the Monroe City Code: Powers and Duties of the Historic Preservation Commission**

City Attorney Ewald stated that the Historic Preservation rules are part of the zoning code and all of the zoning matters and ordinance changes have to come before the Plan Commission for a recommendation before they are adopted. The purpose of the Historic Preservation is to oversee the development of the downtown area and try to make it be consistently of a historic character. The text of the code clearly out lines what it is that has to come before the Plan Commission before the work can be done, in example, color, texture, construction and signage changes. City Attorney Ewald also talked about the concept of the visible surface of a structure, defined as the surface that you would see on a highway or public street, but not things that you don't see. He also talked about the Certificate of

Appropriateness, about giving the building inspector more authority on this. They can not do the work, unless they have a C.O.A. from the commission. This just defines for the commission and for the people doing the work downtown when dealing with alterations. The new code also shows that they separated grant and issue concepts, the old code said that the commission issued a C.O.A., now the commission grants the C.O.A., and the building inspector issues it.

Motion made by John Frantz and seconded by Ron Spielman to recommend to Judiciary & Ordinance Review Committee the changes to 5-17-2 and 5-17-5 of the Monroe City Code. On roll call vote, the motion carried unanimously.

Motion made by Keith Ingwell and seconded by Paul Sniff to adjourn. Motion carried.

Stephanie Bachim - Secretary