

READING PLANNING COMMISSION

CITY OF READING

September 4, 2018

Chad called the meeting to order at 7:03 p.m. at Reading City Hall. Present: Chad Penney, Warren Bartels, Emma Everett, and Chuck Hartshorn. Absent: Betty Blount and Christine Gollnick. Also present: Kim Blythe, Ben Wheeler, Melanie Matthews, Bruce and Marcia McClellan, Chris Claybaugh, and Larry Lindeman. Emma made a motion, seconded by Chuck, to approve the July 2018 minutes. Motion carried 4-0. The agenda was accepted as presented.

Chad closed the regular meeting at 7:05 and opened a Public Hearing to consider rezoning property at 110 East Silver Street and two at 105 and 109 East Cherry Street from R-1 Residential to B-2 Central Business District designations. The property at 110 East Silver Street is owned by TIFA and the house that was on it has been removed. They requested the Public Hearing to rezone it as it abuts their property at 213 and 229 South Main Street. These lots are currently zoned B-2. This would create a bigger rectangular section for possible B-2 development. Rezoning the two properties at 105 and 109 East Cherry Street would create an even line of B-2 properties across that square block, the west half all being B-2 areas, and east half all remaining R-1. Larry Lindeman lives at 105 East Cherry Street and did not express an opinion one way or the other. His concern was whether the change in designation would increase his property taxes. It was shared that they would only change as usual one way or the other as a residential property. The residential uses of the homes at 105 and 109 could continue as such and would be nonconforming uses. There are some other houses within the B-2 district, so this would be nothing new. If they ever ceased being used as homes, then they would have to continue only under B-2 development designations. Chuck had a concern about insurance settlements if either of the houses would ever be burned down and lost. It was shared that there is a 6-month window period for reestablishing building use or 90-day window period for reestablishing land use. Other than that, only B-2 uses would be allowed on the properties. Hopefully no one ever experiences this loss. Sections 202.69 and 401.4 of the Zoning Ordinance Booklet refer to these situations. Melanie shared that she and her brother thought the changes in designations might encourage business development. There were two letters from owners of local property who reside in Osseo that were opposed to any changes in designation. With no other comments, Chad closed the Public Hearing at 7:50.

NEW BUSINESS: Warren made a motion, seconded by Chuck, to recommend rezoning the property at 110 East Silver Street from R-1 to B-2, and currently leave the properties at 105 and 109 East Cherry Street designated R-1. It was felt that the two properties on East Cherry Street could be reconsidered for change if there would be some interest in a B-2 development in that corner of the block. Doing so would create an even R-1 and B-2 line dividing that area. The motion carried 4-0.

The next regular meeting is scheduled for October 8, 2018.

OLD BUSINESS: None at this time.

COMPLIANCE PERMITS ISSUED AND REVIEWED:

Larry Daglow, 113 North Main Street, for a garage

Peggy Root, 121 West State Street, for a ramp

Ringman, 126 North Main Street, for a fence

Chuck made a motion, seconded by Emma, to adjourn at 8:05. Motion carried 4-0.