Seneca Planning Commission

January 28, 2015

Minutes

Chairman Bruce Stanley called meeting to order at 6:30 p.m. Chairman Stanley stated there was a quorum present and asked if there were any additions to the agenda. Michael Ulmer made a motion to accept agenda, Harold Shump 2nd motion carried 4-0.

Chairman Bruce Stanley asked if anyone saw to any changes in the last meeting minutes. Regis Feldkamp made a motion to accept, Harold Shump 2nd motion carried 4-0.

III. New Business

Matt Rehder passed out a handout outlining a new comp plan for the city of Seneca. Matt stated the city has hired the firm of Marvin Consultant and Planning to update the comp plan for the city as the old version is from 1995, as well as updating the Seneca master plan which is dated 2003. February 4, 2015, there will be a “Planning 101 workshop” and Matt stated he thought it would be very important for the Planning Commission to be present throughout the process of this update. After the workshop, there will be a mind mixer site that will get surveys done by a subcontracted company. Marvin Consultant is hoping to have focus groups specifically for the downtown area, highway 36 and Branch Street. There will be an economist that will come to give their insight into the comp plan as well. Matt stated he thought this process would take close to a year and be available in 2016

Matt stated that there will be clarity given to some subdivision regulations, supplemental regulations already platted, future land use, guide to rules on rezones and a general modernization of the city regulations on planning commission.

Regis stated needing to fill empty positions on the PC panel. Harold asked about current builders making sure they had their building permits on location on available. It was requested that all new building permits get emailed to the PC members.

IV. Old Business

Harold Shump asked about Richard Allen’s fence/buffer issue. Brian Rusche stated he had tried to contact him but apparently the phone number had changed. Brian also stated he would go up and speak to Richard about his fence as it was clearly stated and understood when he built his commercial building that a buffer would need to be built neighboring the residential area.

Harold Shump also asked about Hammes Trucking buffer requirement to his neighboring property. He stated they had rezoned the building but not the property adjacent to his land. Matt and Brain stated they would review the rezone and look at the property.

Harold Shump made a motion to adjourn, Regis 2nd all in favor-motion passed at 7:25 p.m.