

## **Plan Commission Meeting minutes, August 3, 2023**

Plan Commission Chair, Chris Ekern called the meeting to order at 6:00 pm

Plan Commission attending: John Rawson, Terry Wheeler, Chris Ekern, Brian Stenberg, Jill Anderson, Lesley Moen

Others attending: Attorney Radcliffe, Clerk/Treasurer Debi Fremstad, Ryan Rodenberg, Dan Rumsey, Lisa Antos, AMPI representatives-John Sigrist, Andy Halama, Wayne Jorgenson.

**Motion by Jill Anderson to open the public hearing, 2<sup>nd</sup> by Lesley Moen. Discussion: none. Vote: Ayes-6, Nays-0. Motion carried.**

The Commission is meeting to discuss the application for a rezoning request for 226 W Center Street (Tax Parcel #206-00056-0000), from the R-1 Residential District to the I-1 Industrial District and for the property between 226 W Center Street and 202 N Gilbert Street (Tax Parcel #206-00055-0000), from the C-1 Parks and Open Space District to the I-1 Industrial District, both for the purpose of accommodating a parking lot and containment pad upgrade.

Public Comment: John Sigrist-AMPI showed plans for the containment pad that removes trucks from the street completely. This plan has been presented to the DNR. Wayne Jorgenson-AMPI stated that switching the zoning to Industrial will be needed for future improvements at the whey plant. Ryan Rodenberg-concerns regarding his stay-at-home wife and their 3 small children that are living and playing right next to the project. He suggested AMPI buy his property for a buffer with the project. Lisa Antos-concerns about the amount of gravel and the dust that would be created and spread throughout the neighborhood; could this area be blacktopped. Wayne Jorgenson replied that it is going to be gravel for now because the long-term plan is to have a closed load-out facility. Dan Rumsey-concerns with odor and spills. John Sigrist replied that the pad will funnel everything to a trench drain. Chris Ekern called for any more public comment three times.

The City of Blair's Zoning Administrator, Brea Grace had submitted a review of the application along with her recommendation that the request meets all conditions for approval of the rezoning.

No objections to the rezoning were expressed.

**Motion by Terry Wheeler to close the public hearing, 2<sup>nd</sup> by Brian Stenberg. Discussion: none. Vote: Ayes-6, Nays-0. Motion carried.**

**Motion by J. Anderson to recommend to City Council the changing of AMPI zoning at parcel number 206-00055-0000 from P-1 Parks and Semi-Public District to I-1 Industrial and parcel number 206-00056-0000 from R-1 to I-1 Industrial based on the findings from the application and full review from SEH, also recommending temporary barriers be put up first for children in the area for safety purposes, 2<sup>nd</sup> by Lesley Moen. Discussion-none. Vote: Lesley Moen-yes, Jill Anderson-yes, Brian Stenberg-yes, Chris Ekern-yes, Terry Wheeler-yes, John Rawson-yes. Motion carried.**

**Motion by J. Anderson to adjourn at 6:29 pm, 2<sup>nd</sup> by Terry Wheeler. Vote: Ayes-6, Nays-0. Motion carried.**

Clerk/Treasurer-Debra Fremstad