

On Thursday, September 20, 2018, at 7:00 p.m., Chair Rene Morris called a regular meeting of the Plan Commission to order. Roll Call. Present: Aurelio Gallardo, Eric Larson, Richard Linville, and Jamie Schwingle. Absent: Doug Freed and Steve Munson.

Also present were Building and Zoning Superintendent Amanda Schmidt, City Attorney Tim Zollinger, City Manager Scott Shumard, and City Clerk Marie Rombouts.

Eric Larson made a motion to approve the minutes of July 19, 2018, as presented; seconded by Jamie Schwingle. Voting: Ayes –Gallardo, Larson, Linville, Schwingle, and Chair Morris. Nays - None. Motion carried.

Superintendent Schmidt reported the Council approved the Special Use Permit for the American Legion to place a sign in the right-of-way. No new information has been presented from Kune's Ford's petition for an expansion of their Special Use Permit.

Chair Morris opened the public hearing at 7:01 pm for Casey's at 2806 West Fourth Street to annex property and zone as CB (Community Business). Bryce Loring with Casey's Real Estate/Store Development Associate was present for any questions. Superintendent Schmidt explained that Casey's will be hooking up to City sewer because they are within 300' of the sewer line. State mandates they connect to City sewer instead of replacing the septic system. With connection to sewer, the City initiated the annexation process.

Chair Morris stated that publication in the *Daily Gazette* was made, fees were waived because it was City initiated, property owners within 150' of the property were notified, a sign was placed on the property for two weeks prior to the hearing, and no written comments were received from the public.

Chair Morris closed the public hearing at 7:04 pm.

Richard Linville made a motion to approve Plan Commission Resolution #1 recommending to the City Council approval of the petition from Casey's at 2806 West Fourth Street to annex to the City of Sterling with a zoning of Community Business (CB); seconded by Jamie Schwingle. Voting: Ayes – Gallardo, Larson, Linville, Schwingle, and Chair Morris. Nays – None. Motion carried.

Eric Larson made a motion to elect Rene Morris as Chair and Doug Freed as Vice-Chair; seconded by Richard Linville. Voting: Ayes – Gallardo, Larson, Linville, Schwingle, and Chair Morris. Nays – None. Motion carried.

With no further business to discuss, the meeting was adjourned at 7:08 pm.

Marie Rombouts, City Clerk