

Planning Commission  
January 29, 2013  
5:30 p.m.

The Atlantic Planning Commission met in regular session with Chairman Leonard presiding. Other members present were: Behrens, Herring, Kelly, Larsen, Masker, and Sonntag. Absent: None.

Sonntag moved, Masker seconded, to approve the agenda as posted. Passed.

Kelly moved, Sonntag seconded, to approve the minutes of the January 8, 2013 Planning Commission meeting. Passed.

The Commission discussed issues concerning East 19<sup>th</sup> Street. Assistant to the City Administrator John Lund summarized a report from Ken Coffman and letters from Don Sonntag and City Attorney David Wiederstein. Don Sonntag and Tim Teig of Snyder & Associates addressed concerns the Commission had regarding traffic issues and explained the need for this housing development. Mayor Dave Jones summarized a report from Police Chief Green regarding traffic.

Pat McCurdy, Bob Camblin, Chris Knuth, and Russell Joyce all spoke in approval of the project. Keith Honke, an East 19<sup>th</sup> Street resident, stated that he has nothing against the project but is concerned about traffic. Mick Allen, also an East 19<sup>th</sup> Street resident, spoke against the project.

After much discussion, Herring moved, Larsen seconded, that a thru street (Plum) is not practical off of 19<sup>th</sup> Street. Passed.

Kelly moved, Behrens seconded, to recommend that the City do a traffic study on East 19<sup>th</sup> Street. Passed.

Chairman Leonard opened the public hearing as officially published on the rezoning of Southern Heights II regarding a vote on the conformance to the Comprehensive Plan and a vote on the rezoning recommendation to the City Council.

City Attorney David Wiederstein's report stated that the rezoning of Southern Heights II conforms to the Comprehensive Plan.

Chairman Leonard closed the public hearing.

Sonntag moved, Herring seconded, that the rezoning of Southern Heights II conforms to the Comprehensive Plan. Passed.

Herring questioned why the new subdivision could not be rezoned as R-3 instead of R-4 and that he has reservations about an R-4 zoning if this project were to fall through. Don Sonntag stated that he wants the flexibility of an R-4 zone so that he can do what he plans to do with the development.

Sonntag moved, Behrens seconded, to approve the rezoning of Southern Heights II from R-2 to R-4 and to send their recommendation to the City Council. Passed on a 4-3 vote with Herring, Kelly, and Masker opposed.

The next regular meeting is not scheduled.

Sonntag moved, Kelly seconded, to adjourn at 6:57 P.M. Passed.

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Chairman

Attest: \_\_\_\_\_  
Secretary