

## **Planning and Zoning Minutes**

**August 8, 2023**

Members present: Hanover, Smith, Busch and Hence. Absent: Aarhus. Chris Philipp, Zoning Official was present and Bill Zeller resident.

Meeting was called to order at 4:36 by Philipp.

Motion by Hanover to accept the June 13th minutes. Seconded by Busch. All ayes, motion carried.

Philipp introduced new members Smith and Busch, all welcomed them to the Board.

Philipp asked for nominations for Chairperson of the Planning and Zoning Board. Hanover nominated himself, seconded by Smith. All ayes motion carried.

Hanover began the discussion of the Urban Renewal Plan by reading all the documents supplied by Dorsey that were included in the packet. The board discussed what has happened in the past with the developer and the TIF rebates that had been granted to the developer in the past. Smith asked for the development agreement which Philipp retrieved from city hall. There was a discussion of how TIF districts are established and the cap in payments on them. Smith made the board aware that she reads and deals with these often in her job as a legal assistant. There was more discussion on what was done at Dry Creek Development. Motion by Hence to recommend to council to approve and establish the Prairie Vista Phase 2 Housing Urban Renewal Area and that this Plan is within the Comp Plan established for the City of Palo. Second by Hanover. All ayes, motion carried.

There was a quick review of updating the Comp Plan was discussed to bring the new members up to date. No new changes were added at this meeting.

Bill Zeller briefly updated the board on his zoning issue with 703 2<sup>nd</sup> Street and the possible inconsistencies with the zoning district assigned to this property. Philipp let Zeller know that this topic has been added to the council agenda and would be discussed by council at the August 21 meeting along with the documents provided by the county. Zeller did have a document from 1991 that showed the property in question re-zoned from R1 to C3. Philipp made a copy of this document and will be adding it to the council agenda.

Motion to Adjourn by Hanover. Seconded by Busch. All ayes, motion carried.

Meeting Adjourned at 5:36 pm

Minutes By Chris Philipp, Zoning Official

