

The Riverside Planning and Zoning Commission met on Tuesday, August 30, 2022, at 6:00 p.m. in the Riverboat Room of City Hall with the following members present: Phil Richman, Doug Havel, Bob Yoder, Bob Schneider and Denise Reschly. Rob Weber, and Kris Westfall were absent. In the absence of the chair, City Administrator Yancey called the meeting to order at 6:00 p.m. Members of the Commission selected Bob Yoder to be acting chair.

Motion made by Yoder, second by Richman to approve the agenda. Motion carried 5-0.

Motion made by Richman, second by Schneider to approve the June 28, 2022, minutes. Motion carried 5-0.

Kris Westfall arrived at 6:02 p.m.

**There was discussion on the plat of survey submitted by Chad Freeman. Bob Schneider made a motion to request clarification of R-2 zero lot line requirements by the city attorney and the building inspector. Bob Yoder seconded the motion and the motion carried 5-0.**

Scott Kerkhoff, representing Midwest Surplus, Inc., addressed the commission on his request to have most of the lot gravel, except for having concrete around the shop and office. Bob Schneider mentioned that the building could be moved closer to the driveway access to lessen the amount of concrete needed. Bob Schneider made a motion to make a recommendation to the city council on the discussed changes and then rescinded his motion. To recap, the lot was rezoned from C-3 to C-2 to allow for outdoor storage. The rear yard setback needs to be 20 feet. The developer would be responsible for the curb cut of 30 feet to provide enough access for semi traffic, and there would need to be a hard surface driveway from the street to the building, as required by the site plan ordinance. Mr. Kerkhoff was asked to present a new site plan to the group that would meet these conditions, and a new meeting to review could be set. Motion made by Schneider, second by Richman to table review until a new site plan was presented. Motion carried 5-0.

Motion made by Richman, second by Westfall to adjourn the meeting Motion carried 5-0. Meeting adjourned at 7:15 p.m.

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Bob Yoder, Acting Chair

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Christine Yancey, City Administrator