

**CITY OF DELAWARE CITY
PLANNING COMMISSION
REGULAR MEETING
MONDAY, JANUARY 3, 2005**

Chairperson Stan Green called the meeting of the Planning Commission to order at 7:10 p.m. Present were Commission members John Martin, Carol Stewart, Carol Schofield, Bob Malinowski and Ken Cebenka. City Manager Paul Morrill was also present.

Action Upon Minutes of Previous Meeting(s).

There were no minutes from the previous meeting. The Commission met to discuss issues regarding the WILMPCO transportation study.

Murphy-220 Hamilton-Subdivision & Variance

City Manager Morrill gave an overview: The Murphy's want to divide their property at 220 Hamilton, to donate a portion of their property to their daughter, whose property is located at 218 Hamilton. The lots will require a variance as each will measure 48' x 100', which requires approval by the Planning Commission, the Mayor and Council, and Board of Adjustments. The neighbors have been notified and none were present.

A motion was made by Commission Member Malinowski to approve the subdivision as presented. The motion was seconded by commission Member Stewart. All ayes, no nays, motion carried. A motion was made by Commission Member Malinowski to approve the variance for the area and a variance from the lot front footage. The motion was seconded by Carol Schofield. All ayes, no nays, motion carried.

Discussion- Bringing Zoning Map into Conformance

Paul Morrill presented residential maps showing land use zones in the city. The Marina and Wiso's Restaurant are two properties which are zoned as commercial, within an otherwise residential area. Mr. Morrill asked that the Commission examine and discuss the possibility of amending the comprehensive plan maps for the City and to look at our zoning uses in the area around the Canal. A discussion followed regarding design standard codes and commercial zoning codes. Stan Green suggested that the commission try to pick a time to meet and begin discussions regarding the examination of the City Zoning Code. The Commission decided to begin discussions next month regarding the Code.

Commission member Carol Stewart made a motion to adjourn the meeting. The motion was seconded by John Martin. All ayes, no nays, motion carried. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Leah Beets
City Secretary