

PLANNING & ZONING COMMISSION MEETING  
RIVERSIDE RIVERBOAT ROOM  
60 N GREENE STREET

Tuesday, June 28, 2022 @ 6:00 pm

Members present: Bob Yoder, Bob Schneider, Denise Reschly, Phil Richman, Doug Havel. Absent Kris Westfall, Rob Weber. Others present: Nick Bettis-Axiom consultants, Christine Yancey, City Administrator, Scott Kirkhoff.

As chair Kris Westfall was absent, the meeting was called to order at 6:00 p.m. by City Administrator Yancey, and the Commission chose Bob Yoder to chair the meeting.

Motion made by Schneider to approve agenda, seconded by Richman, passed 5-0.

Motion made by Yoder, second by Havel to approve minutes of April 26, 2022, with changes recommended by Bob Schneider to add more detail to what each motion was for. (M-1 removing living quarters, adding storage garages; M-2 removing living quarters, adding storage garages; Fencing ordinance, adding the words "and cannot" instead of "or" to 165.21.3.A.2). Second by Doug Havel, motion carried 5-0.

Scott Kirkhoff had provided a preliminary site plan for review by the commission. Kirkhoff has a purchase agreement with the city for land on Commercial Drive contingent on the site plan following the City of Riverside Site Plan Ordinance and Zoning Code. Kirkhoff presented his plan for the use of the site, as his business decommissions buildings for AT&T and Verizon and answered questions from the Commission members on the storage of the units, buffers, location of the office/shop building, number of potential employees. Yoder asked for a consensus of the members present, and all were in favor of the project providing the following conditions were met: the property would need to be rezoned from C-3 to C-2 to allow for outdoor storage; move the office building to the north; complete a proper site plan to be reviewed and approved by the city engineer; gravel storage area to be ballast gravel with no dust; and adding buffering.

Motion made by Schneider, second by Richman to adjourn meeting, passed 5-0. Meeting adjourned at 6:46 p.m.

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Bob Yoder, Acting Chairperson

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Christine Yancey, City Administrator