

ITEM NO. 7 IG TO IL; 1.7 ACRES; 701 E 19TH ST (MKM)

Z-14-00097: Consider a request to rezone approximately 1.7 acres from IG (General Industrial) District to IL (Limited Industrial) District, located at 701 E 19th St. Submitted by Zach Stoltenberg on behalf of Silverback Enterprises LLC, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

Mr. McCullough said outdoor activities associated with the fitness center were an accessory use to the indoor fitness use.

APPLICANT PRESENTATION

Mr. Ryan Robinson, Silverback Enterprises, was present for questions.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Kelly inquired about a swimming pool as an accessory use to motel/hotel.

Mr. McCullough said it was probably not explicitly spelled out in the Code.

Commissioner von Achen inquired about the kind of activities that would happen on the artificial turf.

Mr. Robinson said outdoor group activities. He said the turf was a thing of maintenance.

Commissioner von Achen asked staff to comment on the use of artificial turf.

Mr. McCullough said any request for artificial turf had to be submitted to City Commission for consideration. He said in this particular case it was meant for specific athletic purpose.

Commissioner Josseland asked if it would be a typical recreation facility where people join and have memberships.

Mr. Robinson said that was correct.

Commissioner Denney asked how much outdoor activity would be after dark.

Mr. Robinson said when the weather permitted they would conduct exercise classes outside.

ACTION TAKEN

Motioned by Commissioner Struckhoff, seconded by Commissioner Kelly, to approve the rezoning request for approximately 1.7 acres at 701 E 19th Street from IG (General Industrial) District to IL (Limited Industrial) District and forwarding it to the City Commission with a recommendation for approval based on the findings of fact found in the body of the staff report with the following conditions to restrict uses and insure compatibility with the nearby residential uses:

1. The following uses shall be permitted in the District only when approved as Special Uses through the SUP process:

*Lodge, Fraternal & Civic Assembly,
Fast Order Food with Drive-In, and
Participant Sports & Recreation (Outdoor)*

2. The following uses shall be prohibited in the District:

*Livestock Sales, and
Large Collection Recycling Center.*

Unanimously approved 9-0.