

**CITY OF DUNDAS PLANNING COMMISSION  
PUBLIC HEARING AND REGULAR MEETING MINUTES  
THURSDAY, JANUARY 19, 2023  
7:00 P.M. - DUNDAS CITY HALL**

**UNOFFICIAL MINUTES**

Present: Chair Grant Modory, Commissioners Francis Boehning, Bruce Morlan, Luke LaCroix, Luke Swartwood, Glenn Switzer

Absent: Commissioner Larry Alderks

Staff: City Planner Nate Sparks, City Administrator Jenelle Teppen

**CALL TO ORDER**

Chair Modory called the Dundas Planning Commission Public Hearing and regular meeting to order at 7:01 p.m. A quorum was present.

**PUBLIC FORUM/PRESENTATIONS (non-agenda items)**

**ORGANIZATIONAL MEETING**

Election of Chair

Commission Morlan nominated Modory to serve as Chair. There were no further nominations.

**Motion by Morlan, second by LaCroix to appoint Grant Modory as Chair of Dundas Planning Commission. Motion Carried Unanimously (MCU)**

Election of Vice Chair

Chair Modory nominated Morlan to serve as Vice Chair. There were no further nominations.

**Motion by Modory, second by Boehning to appoint Bruce Morla as Vice Chair of the Dundas Planning Commission. MCU**

**APPROVAL OF AGENDA**

**Motion by Morlan, second by Swartwood, to approve agenda. MCU**

**APPROVAL OF MINUTES**

**Motion by LaCroix, second by Morlan, to approve the public hearing and regular meeting minutes of November 17, 2022. MCU**

**PUBLIC HEARING**

Conditional Use Permit Amendment Application submitted by GM2 Properties LLC

*Open Public Hearing:* Chair Modory opened the public hearing regarding a Conditional Use Permit Amendment application submitted by GM2Properties d/b/a Johnson Reiland Builders on the request to allow outdoor storage of material at 616 Hwy 3 at 7:04 p.m.

*Staff Presentation:* City Planner Sparks reviewed the property is in the B-2 Highway Commercial District designated for commercial and professional offices as permitted use and recently has been storing material on the site which is not permitted. He reviewed the Ordinance standards for the district noting there is a clause permitting outside storage upon issuance of a conditional use permit. Sparks reviewed setback requirements and landscaping relating to exterior storage areas. He stated any recommendation includes reduction in size requested, landscaping plan, surface of area, grading plan, and fencing specifications as reviewed by staff and Commissioners.

*Applicant Presentation:* Administrator Teppen stated an email was received on January 18, 2023, from the applicant to withdraw the Conditional Use Permit Amendment Application.

*Public Comment:* Administrator Teppen stated a letter from property owner Norman Oberto of Self Storage objected to the size of the fenced area and suggested a reduction.

*Closed Public Hearing:* Chair Modory closed the public hearing at 7:13 p.m.

**OLD BUSINESS**

No old business presented to Commissioners

NEW BUSINESS

Recommendation to City Council on Conditional Use Permit (CUP) Application

No action taken by Commissioners due to withdraw of the CUP application by the applicant.

Zoning Code Updates

City Planner Sparks stated the City recently updated the Comprehensive Plan so now the zoning map needs to be updated to match the Plan. He identified areas for development of different types and densities noting some of the concepts of the Plan do not correspond to the Zoning Ordinance. He compared the Ordinance with the Plan for zoning areas R-1 District, R-2 District, R-3 District, Downtown Commercial District, Highway Commercial District, and Industrial Districts. Sparks stated staff will prepare a draft of conceptual changes to the Zoning Ordinance for review and a public hearing.

**ADJOURN**

**Motion by Morlan, second by LaCroix to adjourn at the meeting at 7:44 p.m.**

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Chair Grant Modory