

# Planning Commission Meeting Agenda

Monday December 5, 2022 - 6:00 PM  
Cologne Community Center, 1211 Village Parkway

---

## Vision Statement

*The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.*

Chairperson: Bernie Shambour  
Commissioner: Vickie Selness  
Commissioner: Jenn Brewington  
City Council Liaison: Carol Szaroletta  
Commissioner: Kevin Fafinski

---

**NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 6:00 PM.**

1. CALL MEETING TO ORDER & ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. ADOPT AGENDA
4. PLANNING COMMISSION BUSINESS
  - a. November 7, 2022 Planning Commission Meeting Minutes
5. BOARD REPORTS
  - a. 310 Park St E Variance Denial Appeal December 5<sup>th</sup> 7:00PM  
City Council Meeting
  - b. Cologne Area Transportation Plan Open House December 7<sup>th</sup>  
5:30PM – Cologne Academy Cafeteria
6. ANNOUNCEMENTS
7. ADJOURN

# Planning Commission Meeting Minutes

Monday November 7, 2022 - 6:00 PM  
Cologne Community Center, 1211 Village Parkway

---

## Vision Statement

***The City of Cologne is a vibrant small town that respects its heritage, embraces its future and offers a high quality of life for all who live, work and visit our community.***

Chairperson: Bernie Shambour  
Commissioner: Vickie Selness  
Commissioner: Jenn Brewington  
City Council Liaison: Carol Szaroletta  
Commissioner: Kevin Fafinski

---

**NOTE: AGENDA ITEMS ARE APPROXIMATE AND SUBJECT TO CHANGE ACCORDING TO LENGTH OF DISCUSSION. TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE ARRIVE AT 6:00 PM.**

## **1. CALL MEETING TO ORDER & ROLL CALL**

Chairperson Shambour called the meeting to order at 6:00PM with all Commissioners present. Also present were City Administrator - Jesse Dickson, City Clerk - Michelle Morrison, and City Planner Cindy Nash.

## **2. PLEDGE OF ALLEGIANCE**

## **3. ADOPT AGENDA**

Motion by Commissioner Brewington to adopt the agenda as presented, second by Commissioner Fafinski. Motion carried unanimously.

## **4. PLANNING COMMISSION BUSINESS**

### **a. September 6, 2022 Planning Commission Meeting Minutes**

Motion by Commissioner Szaroletta, to approve the September 6, 2022 Planning Commission Minutes, second by Commissioner Brewington. Motion carried unanimously.

### **b. PUBLIC HEARING: 310 Park Street Variances**

- i. Variance for accessory structure exceeding 200 sq ft**
- ii. Variance for impervious surface coverage exceeding 25%**

Motion by Commissioner Brewington to open the public hearing for a variance for an accessory structure exceeding 200 ft and a variance for impervious surface coverage exceeding 25%, second by Commissioner Szaroletta. Motion carried unanimously.

City Planner Cindy Nash reviewed her memo describing the subject property and proposed structure, legal background on variances and evaluation of the variance request leading to her recommendation to deny the variance requests. Commissioners asked questions of the city planner and the property owner. Chair Shambour read a letter received from a neighboring property owner sharing concerns about the proposed structure and its impact on property values, another neighboring property owner in attendance shared his concerns over the proposed structure.

Chairperson Shambour asked if there were any other questions. There being none, Commissioner Brewington made a motion to close the public hearing, second by Commissioner Szaroletta. Motion carried unanimously.

- c. 310 Park Street Variance Request**
  - i. Collaborative Planning Comment Memo**
  - ii. Resolution 22-04 Denying Variance**

Motion by Commissioner Selness to Approve Resolution 22-04 Denying Variances for 310 Park Street East, second by Commissioner Brewington. Motion carried 3 – 1 with Commissioner Fafinski voting against and Chair Shambour abstaining.

- 5. BOARD REPORTS**
- 6. ANNOUNCEMENTS**
- 7. ADJOURN**

Motion by Commissioner Brewington to adjourn at 6:30PM, second by Commissioner Szaroletta. Motion carried unanimously.

Respectfully Submitted:

Attest:

---

Michelle M Morrison, City Clerk

---

Bernie Shambour, Chairperson