

AGENDA

NOTICE AND CALL OF PUBLIC MEETING

GOVERNMENTAL BODY: *Planning & Zoning Commission*
DATE OF MEETING: *8/5/20*
TIME AND PLACE OF MEETING: *7:00pm City Hall*

PUBLIC NOTICE IS HEREBY GIVEN THAT THE ABOVE MENTIONED GOVERNMENTAL BODY WILL MEET AT THE DATE, TIME AND PLACE SET OUT ABOVE. THE TENTATIVE AGENDA FOR SAID MEETING IS AS FOLLOWS:

ROLL CALL: Kingsley Schorr Omar Conlan McConnell Holten Willis

RECURRING ITEMS: There may be action taken on each of the items listed below.

1. Approval of the Agenda
2. Approval of Minutes from *6/10/2020*

OLD BUSINESS: There may be action taken on each of the items listed below.

1. *None*

NEW BUSINESS: There may be action taken on each of the items listed below.

1. *Review special use permit application filed by Cresco Food Technologies LLC*
2. SET DATE AND TIME FOR NEXT MEETING: *Board meets on an as needed basis.*

COMMENTS FROM AUDIENCE:

ADJOURN:

THIS NOTICE IS GIVEN PURSUANT TO CHAPTER 21, CODE OF IOWA AND THE LOCAL RULES OF SAID GOVERNMENTAL BODY. POSTED *8/27/2018*

MINUTES OF THE PLANNING & ZONING COMMISSION

Bruce Kingsley called the Cresco Planning & Zoning Commission meeting to order on August 5, 2020, at 7:00 pm in City Hall. Commission Members Schorr, Omar, Conlan, Kingsley, Holten, McConnell were present. Willis was absent.

Guests present were Mark Kissinger, John Mikkelson, Jason Passmore, Mark Bohle, Alex Fortune, Amy Bouska, Dave Brenno, Marcie Klomp, Steve McCarville, and Dale **Ernst who arrived after the start of the meeting.**

Conlan made the motion to approve the agenda. Schorr seconded and it passed all ayes. Omar made the motion to approve the minutes from June 6, 2020. Holten seconded and it passed all ayes. There was no old business.

Chair Kingsley opened the public hearing regarding a requested special use permit application made by Cresco Food Technologies for a 100' exhaust stack for a spray dryer/bag house on the SE corner of their building. Tom Watson site manager for CFT explained the company had a fire in the spray dryer area earlier this spring. And, that now as they are rebuilding, it is a good time add the stack which they hope will reduce odor. CFT added a similar stack in the Waukon, IA facility and odor complaints dropped drastically. Mark Kissinger, John Mikkelson, Steve McCarville all commented as property owners near CFT that the odors definitely do get bad at times. Commission member Omar also commented on behalf of her mother who owns property close to the facility. Mr. Watson explained there is no way to get rid of all the smell. And they want to be good neighbors, and try mitigating the issues as best they can. Alex Fortune mentioned that CFT is in his council ward, and he does receive a lot of calls. He also felt CFT engineers did a dis-service to the company by not better explaining the outcome of the stack. Watson mentioned that the products run by CFT are all food grade, kosher products. Amy Bouska noted that some products are good in one form but not another. Jason Passmore noted that CFT has over 60 employees and brings a good tax base to the community. Kingsley then closed the public hearing.

The Planning & Zoning Commission members then had a short discussion regarding what impact the requested special use permit would have on the community. Mr. Watson thanked the commission for hearing the concerns and noted he was sorry for not being able to completely eliminate the odors. And CFT continually works on trying to eliminate the odors.

On a motion by Holten and second by McConnell the Planning & Zoning commission recommends to the Board of Adjustments approval of a special use permit for a 100' stack on a spray dryer operation located on the SE corner of the CFT property. The property is situated in the C-2 zone and is located at 717 2nd Ave SE. Legal Description: LOT 2 EX W 92.5' ALL LOT 3 & W 150' LOT 4 N OF ABD RR & LOT A IRS N ½ NE. The motioned passed all ayes.

A time and date was not set for the next Planning & Zoning Commission meeting, the Commission meets on an as needed basis.

On a motion by Holten, second by Omar the meeting adjourned at 7:43 pm.

Respectfully Submitted:

Zoning Commissioner/PWD _____

Chair P&Z Commission _____

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ROLL CALL: Kingsley Omar Willis Conlan Schorr Holten Barnes

RECURRING ITEMS: There may be action taken on each of the items listed below.

1. Approval of the Agenda
2. Approval of Minutes from *8/6/2019*

OLD BUSINESS: There may be action taken on each of the items listed below.

1. *None*

NEW BUSINESS: There may be action taken on each of the items listed below.

1. *Re-appoint Mike Conlan to P&Z Commission for a three yr term. July 1 2020 – June 30 2023*
2. *Appoint Rich McConnell to P&Z Commission for a three yr term. July 1 2020 – June 30 2023*
3. SET DATE AND TIME FOR NEXT MEETING: *Board meets on an as needed basis.*

COMMENTS FROM AUDIENCE:

ADJOURN:

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