

## **City of Monticello Planning and Zoning Board Meeting**

February 22, 2022

Chairman Hawkins called the meeting to order at 7:00pm.

Roll Call was taken by City Clerk Jill Potts.

**ROLL CALL:**       **Present:** HAWKINS, BEEM, DAY, RIEGEL, GOEBEL, SPILLMAN,  
YOON

**Absent:** NONE

**Also Present:** Jim Grabarczyk, Zoning Administrator; Doug Huisinga,  
Applicant

### **PUBLIC PARTICIPATION:**

No in-person or remote public participation

### **APPROVAL OF MEETING MINUTES:**

A motion was made by Michael Beem, and seconded by Amber Goebel, to approve the December 20, 2021 Planning & Zoning Board Meeting Minutes. The motion carried with all present voting yes.

### **NEW BUSINESS:**

#### **Introduction of Conditional Use Permit and Variance – Sage Crossing Lot 3**

Jim Grabarczyk presented the following project overview:

Applicant – HHH Sage Crossing LLC will be constructing 6501 sq. mixed office building on “Lot 3”, which will be a four-unit building. The City of Monticello Zoning Ordinance allows only one main use on a single parcel. Because the proposed building has four units, HHH Sage Crossing LLC is applying for a conditional use permit to allow multiple main uses on one parcel.

The property is zoned Planned Industrial/Commercial, and most future uses must receive a conditional use permit in order to be allowed to operate within this zone and uses which would be cohesive with the nature of the business park. Mr. Grabarczyk reminded the board that this was in the overall plan already approved by the Board, but each lot requires a Conditional Use. The Board had general questions regarding the size of the building and its location in relation to the other buildings in Sage Crossing, with Doug Huisinga present to answer.

The Public Hearing was opened at 7:07pm. With no in-person or remote input, a motion was made by Amber Goebel, and seconded by Michael Beem, to close the Public Hearing at 7:07pm. A

motion was then made by Michael Beem, and seconded by Elaine Yoon, to approve this Conditional Use Permit Request. The motion passed 7-0.

A motion was made by Elaine Yoon, and seconded by Michael Beem, to adjourn the meeting at 7:10pm.

Respectfully Submitted by:

Jill Potts

City Clerk