

**CITY OF PLATTE
CITY COUNCIL PROCEEDINGS
REGULAR MEETING
October 20, 2008**

Mayor Gustad called the meeting to order at Platte City Hall at 7:30 p.m. Those present for Roll Call were: Arnold Dalldorf, Rick Gustad, Rich Hoppe, Gary Iedema, Jerry Overweg, and Todd Spoelstra. Joel Foxley was absent. Others present were: Sam Chance, Steve Christensen, Bruce Erickson, Doug Fite, Larry Hansum, Kevin Kuiper, Ralph Nachtigal, Brad Pranger, and Vance Qualm.

AGENDA. No changes were made to the agenda.

MINUTES. The October 6 regular meeting minutes were reviewed. Hoppe moved and Iedema seconded to approve the minutes as written. Motion passed on voice vote.

REPORTS.

Mayor & Councilmembers. No report.

Finance Officer. No report.

Police Department. Police Chief Christensen reported the following. 1) New car is up and running. 2) Would like to attend a school in November.

Public Works. Kuiper reported the following. 1) The tennis court is all formed up and ready to pour cement. 2) Topsoil will be removed for the pond. Dave Vanderpol will be helping build the pond. 3) South Park committee is holding a fundraising raffle. 4) South Park committee recommends replacement of the 3 wood light poles bordering the park with black metal decorative light fixtures and poles at a cost of approximately \$400 each. **Spoelstra moved and Hoppe seconded replacing the 3 wood light poles bordering the park with black metal decorative light fixtures at a cost of approximately \$400 each. Motion passed on voice vote.**

PUBLIC FORUM. No requests.

BUILDING PERMITS. Tony & Chelsey Schrank applied for a permit to build an addition to their house. **Dalldorf moved and Hoppe seconded approving Schrank's permit to build a 8'x9' addition to their house. Motion passed on voice vote.** DeLyle & Shirley Johnson applied for a permit to build a 12'x16' addition to their garage. **Hoppe moved and Iedema seconded approving Johnson's permit to build a 12'x16' addition to their garage. Motion passed on voice vote.** John W. Stekly applied for a permit to build an enclosed 24'x26' carport. **Overweg moved and Hoppe seconded approving Stekly's permit to build an enclosed 24'x26' carport. Motion passed on voice vote.**

FIRST READING SUPPLEMENTAL APPROPRIATION ORDINANCE NO. 316. Dalldorf moved and Spoelstra seconded giving first reading to Ordinance No. 316, An Ordinance Supplementing Appropriations Ordinance No. 312, Fiscal Year 2008 Appropriations Ordinance. Motion passed on roll call vote 5 to 0.

TRANSFER FROM CAPITAL REPLACEMENT RESERVE TO GENERAL FUND. Hoppe moved and Overweg seconded transferring \$15,000 from General Fund Capital Replacement Reserve to the General Fund to reflect purchase of the police car. Motion passed on roll call vote 5 to 0.

SET PUBLIC HEARING – OVERWEG VARIANCE REQUEST. Dalldorf moved and Iedema seconded setting Monday, November 3 at 8 p.m. at City Hall as the date, time and place for a public hearing for a variance requested by Ken Overweg. Motion passed on voice vote.

ADVERTISE FOR NEW MAINTENANCE POSITION. Iedema moved and Hoppe seconded to advertise for the new maintenance position, with an application deadline of November 7, 2008. Motion passed on voice vote. Discussion was held regarding certification. All agreed that one certification must be achieved within the first six months of employment.

PUBLIC HEARING – CONDITIONAL USE APPLICATION. Mayor Gustad opened the public hearing for comment at 8:00 p.m. The Platte-Geddes School District applied for a conditional use of property zoned residential. They would like to make the lot located at 421 E 4th Street into additional parking for the school. A letter was received from Phyllis Schaefer, requesting that traffic flow does not go through the alley. **Mayor Gustad closed the public hearing at 8:02 p.m. Dalldorf moved and Overweg seconded approving the conditional use request by Platte-Geddes School District, providing that the alley will not be used for traffic flow. Motion passed on voice vote.**

PUBLIC HEARING – VARIANCE APPLICATIONS. Mayor Gustad opened the public hearing for comment at 8:03 p.m. Two applications for variances are to be considered. Sam and Diane Chance applied for a building permit requesting a 17’ variance, as they would like to replace their front steps with a deck, and their house itself is already non-conforming.

Farmer’s Elevator Co of Platte applied for a building permit requesting an 85’ variance on the front and a 24’ variance on the side, as they would like to build 3 grain bins on property zoned light industrial located north of Platte Coop. A letter was received from Mike Campbell, objecting to the variance requested by Farmer’s Elevator, as the proposed bins would be near his house. The letter stated that if allowed, the bins will further devalue his property, and create a noise and particulate matter nuisance. The letter also stated that when Campbell purchased his house, the property was zoned residential, and then it was re-zoned industrial about a year later.

Mayor Gustad closed the public hearing at 8:14 p.m. Iedema moved and Overweg seconded approving the variance of 17’ requested by Sam and Diane Chance. Motion passed on voice vote. Spoelstra moved and Hoppe seconded approving the variances of 85’ on the front (south) and 24’ on the side (west) requested by Farmer’s Elevator Co of Platte. Motion passed on roll call vote 5 to 0.

COUNCIL COMMENTS. There being no further business before the City Council, **Overweg moved and Hoppe seconded to adjourn the meeting at 8:24 p.m. Motion passed on voice vote.**

DATED: _____

By: _____
Rick Gustad
Mayor of Platte

By: _____
Nicole Westerhuis
City Finance Officer