**MINUTES, HENDERSON PLANNING COMMISSION WEDNESDAY, DECEMBER 15, 2021**

Meeting called to order at 6:30 P.M. by Keith Swenson; present were commission members Janet Boese, Randy Tiegs, Steve Sellner and Amy Hardel. Also present were Beth Cornish, Adam and Samantha Conrad, Ned and Mary Ann Pilling, Alan and Karen Fries, Henderson Building Inspection Jim Bauman and Matt Young.

The Henderson Planning Commission reviewed a request from Adam and Samantha Fries to rezone property they own at 301 South 9th Street in Block 107 from R-3 to C-1 parcel 35.0332.020.

The Conrad’s explained their application-if approved they plan to install 2 storage sheds, grade the site, address any drainage issues and would apply for a permit to build a couple more structures if the first couple fill up.

Karen and Alan Fries asked about how the construction would affect the value of their property; how drainage and potential water runoff would be handled and would like to know where the water is going to go in big rain events.

Ned and Mary and Piling had questions on drainage, feel the property should remain residential and asked if the members on the Commission would like to live across from these types of structures. They did not feel the structures would enhance or improve the area.

Commission Member Tiegs felt he thought the value of adjoining properties would increase with the construction.

Commission Members Sellner and Boese indicated they felt the proposed use would improve the property substantially. Both indicated everyone had a chance to buy the property for residential use for years, but no one bought it and the structure and grounds kept falling in more and more into disrepair.

Building Inspector Jim Bauman went over things that would need to be complied with/provided for the permit to be approved if the amendment to the zoning ordinance was approved.

Additional discussion on uses of the parcels to the south the property in question.

Motion Boese, seconded Tiegs to recommend approval for an amendment to the Henderson zoning ordinance changing the designation of parcel 35.0332.020 in Block 107 of the Original City of Henderson from R-3 to C1. Motion unanimously carried.

Respectfully Submitted Lon Berberich, Zoning Administrator.