

The meeting was called to order at 7:31 p.m. by Chairman Knapp.

Present at roll call were: Chairman Knapp and members Alderman Sir, Smith, Leistner, Siebenman, Holloway and Kiefer. Members Austermann and Scheer were absent. Also in attendance was City Administrator Craig Sabo.

On motion by Mr. Smith, seconded by Ms. Leistner and unanimously passed, the Minutes of September 23, 2015 were approved.

**GUESTS:**

There were no guests present who wished to address the Commission.

**OLD BUSINESS:**

There was no old business to be discussed.

**NEW BUSINESS:**

A. Consideration of a petition from Jon Sartors for a Special Use Permit for a fitness center to be located at 1299 West Fifth Street.

City Administrator Sabo stated that there was no mention of any outdoor activities associated with the application that Mr. Sartors submitted to the City. He stated that there may be potential conflict with parking movements with conducting the activities outdoors and he did not think conducting group exercise activities outdoors in the City's primary commercial corridor was a good idea.

Mr. Siebenman stated that he was familiar with CrossFit activities and they are known nationally as a top-tier exercise program and he inquired as to if Mr. Sartors had to do anything specific to obtain the title from them.

Mr. Sartors stated that he had to purchase the rights to use the name.

Alderman Sir stated that he would like the property owner to meet with the Eureka Fire Protection District regarding the wall construction dividing the two (2) businesses.

Mr. Holloway inquired as to the size of the classes and the area of the parking lot that would be utilized for outdoor activities.

Mr. Sartors stated the class size was typically twenty (20) participants and that depending on how many vehicles were on the lot would determine as to whether or not it would be utilized.

Alderman Sir stated he would make a motion to approve the Special Use Permit as submitted and that if Mr. Sartors wished to conduct outdoor activities he would have to return at a later date for supplemental authority.

Chairman Knapp went over the six (6) points of factual determination as required in Municipal Code Section 23-182(d).

The consensus was unanimously favorable on all points.

On motion by Alderman Sir, seconded by Mr. Smith and unanimously passed by those members in attendance, approval was recommended for a petition from Jon Sartors for a Special Use Permit for a fitness center to be located at 1299 West Fifth Street.

B. Consideration of a petition from Sean Flower, representing Flower and Fendler, Inc., for rezoning of approximately 13 acres from R-1 (Single-family Residential) to R-2 CUP (Single-family Residential Community Unit Plan) located at 86 Augustine Road.

Mr. Kiefer stated that he believed the development was too dense for the area.

Ms. Liestner stated that she was also of the opinion it was too dense for the area.

Chairman Knapp stated that Mr. Flower was proposing a lower number of homes than allowed in that zoning classification.