

The regular meeting of the Plans Commission was called to order at 6:30 p.m. in the Albany Lion's Building by President Larry Hanson. Members present were: Hanson, Eileen Althaus, and Virginia Detra. Absent: Jeff Berra and Karl Hulbert with two vacancies. Several residents were also in attendance.

**PUBLIC HEARINGS:** The first of the two public hearings was called to order by Hanson. This hearing was to consider a Conditional Use Permit for Tonya Stephan for her property located at 410 East Main Street. Stephan would like to have a part time hair salon in her home. She explained that she has received her establishment, management, and instructor license from the state. She also explained that her house design allows her to have a separate entrance and bathroom. She will be doing hair part time at this site, and will be also doing hair for people at their homes. Keepers reported that she had no comments either pro or con from the neighbors that had been noticed. Hearing no other comments, the commission members present made a recommendation to the board. Motion by Althaus, seconded by Detra to approve the Conditional Use Permit for Tonya Stephan for her property located at 410 East Main Street to allow her to have a part time hair salon in her home. Carried.

The second Public Hearing was to consider a zoning change for Jason and Sherri Cleasby for the property that they are looking to purchase located at 105 South Mill Street (currently the Albany United Methodist Church). This property is currently zoned R-1 (Single Family Residential). Cleasby's are looking to purchase this property and convert it into a three apartment dwelling. Their contractor, Steve Kauk, explained the plans for the three three bedroom apartments that they are working on, and explained that they will keep the rear apartment as handicap accessible since there is already a ramp there. One concern from a neighbor was the off street capability. It was explained that the front attachment of the church that is the narthex and steeple, will be removed so that there will be enough room for six vehicles. Another question was how close to the property line the parking will be, and it was explained that it will be as close as ordinances allow, which is three feet. Kauk gave a brief explanation as to how the remodeling will be done. Hearing no other questions or comments, a motion was made by Detra and seconded by Althaus to recommend to the board that this property be rezoned from R-1 to R-2 to allow three apartments to be built in this building. This recommendation is contingent on Cleasby's purchase of this property. Carried.

The Public Hearings were then closed.

**FARLEY CERTIFIED SURVEY MAP:** A preliminary CSM was reviewed from the engineer for Justin Farley to split their property into two separate lots so that one lot could be sold off. Hearing no concerns, a motion was made by Detra and seconded by Althaus to recommend to the board that this CSM be tentatively approved so that the contractor can do an official map. Carried.

**ANY OTHER BUSINESS:** There was none.

**DOWNTOWN IMPROVEMENTS:** At this time, Hanson turned the meeting over to Frank from Batterman and Ryan and Gil from SAA to review what they have brought in to show artist's renditions of their ideas for the downtown area. Many positive thoughts were heard from the plans, and time was allowed for the people present to look them over and discuss them.

Meeting adjourned at 8:20 p.m.

LAURIE K. KEEPERS, Clerk  
Village of Albany