

MINUTES
CITY PLANNING AND ZONING COMMISSION
August 5, 2015
7:00PM

MEMBERS PRESENT: Chairman Jim Earl, Robert Cope, Paul Smith, Steve Harris & Kathy Brown

STAFF PRESENT: Gary Goodman

GUEST PRESENT: Teri Ottens

MEETING CALLED TO ORDER:

APPROVAL OF AGENDA: August 5, 2015 agenda was approved, moved by Cope & seconded by Kathy

MINUTES OF PREVIOUS MEETING: Minutes of June 10, 2015 were approved. Motioned Steve and seconded by Kathy.

Workshop Draft Development Code

Teri Ottens explains to the board that what they have received prior to the meeting was the full draft ordinance with changes as requested and discussed but there are still a few areas that need to be talked about before she can finish the document for public hearing as well and make changes to Appendix B. The first change is on page 41; 8.11.3 and the board discusses the statement of allowing a variance and what the actual meaning of a variance is and who should be making the decision to approve alternate designs pertaining to PUD's. Teri takes the boards comments and will adjust the language for their review. The next section is Page 42; it is discussed that the reference should be removed as it is not needed. Page 47; 9.6.7 it is discussed by the board that this section may not be a good idea as it would let people create none conforming lots. It is discussed whether this could be done with a variance but after clarification of what a variance can be it is decided that this type of issue would be self inflicted and would not be allowed by variance. The board requests that this section be removed.

Teri moves on to Chapter 11 and explains the information that she has provided by the request of the board concerning property maintenance within mobile/manufactured and RV Parks. The board goes through the provided area and agrees that some of the information would be beneficial to add to Chapter 11 but some of it may not be warranted. The board is more worried about addressing life and safety issues and not so much aesthetics. Teri indicates she will work on that for the board and send them what she comes up with.

The next section is page 58; 11.5-11.6 and it appears there is a conflict with time frames that may need to be further clarified as to why they are different or change them to be the same. After much discussion by the board concerning placements and allowable time line for use of RV's on property not located within RV parks it is decided that they would change the 6 month allowance to 30 days and indicate those RV's could not be hooked up to city services and could not have any building attached to them. It is also decided that they will reference state law concerning what the intended use of an RV is.

Page 69 under the exemption of signs is next to be discussed. Teri is concerned that there is no limit of 4 square foot signs that are exempt and asks the board for clarification on this section. After discussion the board would like the section removed. Page 82 concerning towers is next to be talked about and Teri suggests just indicating that they must meet requirements of state and federal laws. The board agrees and would like to see that change made.

The next section to be addressed is page 85. The board discusses whether or not annexation and the rezoning of the potential annexed pieces of property should be in the same application or separated into two separate applications. The board further discusses what the pros and cons of having them in the same application and the main pro was that the applicant may be advised if the City can provide the necessary services depending on the potential use of the annexed property. The board agrees that it shouldn't be a requirement that the annexation application and rezoning of annexed property be in the same application but would like to address that it is a recommendation to submit a plan of intended use with the annexation application. Teri will make the necessary changes.

Within the Floodplain section page 101; 17.18 is discussed by the board as it is determined the way it is written requiring a development agreement is not warranted as per further discussion regarding development agreements. The board discusses how this can be done and would like to see a statement at least requirement some type of maintenance agreement with the application. Gary asks Teri to visit with Keri Sigman State Floodplain Coordinator what she thinks of this according to her this is not a FEMA requirement but a statement that was added by past administration.

Gary brings up the setback table and would like to see it clarified and more condensed. The board agrees that all front setbacks should be the same regardless of what road they front

Teri believes that the draft is close to being ready for public hearing and informs the board she will not be able to attend the next meeting but wants them to concentrate on the Zoning Map as well as appendix B when she sends it. She also indicates she will make the changes talked about tonight and will send those as well. If needed Teri will be available by phone if there are any questions.

The next meeting will be held on September 9th.

Kathy moves to adjourn and Paul sections the motion to adjourn

Respectfully Submitted

Teresa L. Morton