

MINUTES
CITY PLANNING AND ZONING COMMISSION
October 14, 2015
7:00PM

MEMBERS PRESENT: Chairman Jim Earl, Robert Cope, Brianne Bruno, Steve Harris & Kathy Brown

STAFF PRESENT: Gary Goodman & Teresa Morton

GUEST PRESENT:

MEETING CALLED TO ORDER:

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING: Minutes of August 5, 2015 and September 9, 2015 were approved. Motion made by Robert Cope and seconded by Brianne Bruno.

Workshop Draft Development Code

Teri Ottens reviews with the board the last changes she has made to the development as per their meeting in September. The board questions the wording in section 3.3 and suggests it be changed for clarification purposes. Teri indicates she will make that change.

Teri then reviews the change made to combine 3.3.1.6 & 3.3.1.13 for clarification. The board discusses this in regards to the exemption on privately owned land. The board is reminded that the exemption clearly only exempts these on city, county, state or federally owned land.

Teri asks the board for clarification on the Public Overlay Zone. She wants to know if the board wants it to be a “zone” or just a designation. The board agrees that the purpose of the Public Use Designation is to simply identify what property is owned by the City, County, and State etc. Teri’s recommendation to the board is that if it is simply a “designation” and not a zone it should be marked as such. She also explains that if it is a “designation” then changes to the map could be changed without amending the map. The board agrees that it should only be a “designation” and not a zone. They request that it be labeled as “Publicly Owned Property”. Teri will make the necessary changes to Appendix B to remove the “PU” zone and move the purpose to Chapter 5.

Steve Harris points out that there is still reference to “upper stories” in section 5.3.4 and his recollection of previous meetings is that it was supposed to be removed. This is reviewed and found that it was removed in other areas but somehow missed in that section. Teri will make the correction.

The board then discusses the zoning map and talks about whether or not it is appropriate to have “agricultural” zoned property in the City. Gary brings up the topic as he is aware it may come up in the future. Industrial zoning is also discussed and whether or not it is appropriate to zone a piece of property owned by Don Schaffer industrial. Gary explains that the piece of property in question has been used for industrial purposes for years and is essentially a grandfathered use so why not zone it for what it is used for. Some members of the board feel as if Mr. Schaffer wants to zone it industrial he needs to come to the board, pay the application fee and go through the process. There is also concern from some members that if the board makes this property industrial the neighbors around the area will not be notified. Gary and Teri explain to the board that it is quite common for people to wait until a process like this to ask for zoning changes. They also remind the board that the map is simply a recommendation and that the public still has a chance to review it and the board can still make changes in regards to the public comments that they receive concerning any zone the board has put on the map.

Brianne Bruno motions to change the proposed map to indicate Mr. Schaffer’s property be zoned industrial and Steve Harris seconds that motion. Some members are concerned that the public won’t know the map is changing and Teri suggests putting an article in the newspaper to get the word out to the public that the zoning map is changing. Jim Earl asks for a roll call vote on the motion made by Brianne Bruno. All members are in favor of the motion except for Kathy Brown, she votes “no” on the motion.

The board then discusses the next step for the development code and proposed map and a possible timeline to get it completed. It is agreed that they would like to start with an open house for the public to educate the public prior to a public hearing being held. This meeting will be scheduled for the 10th of November unless there is a conflict on the use of the meeting room. If the room is not available on the 10th they would like to hold the open house on the 17th of November. Teresa will check on the availability and let the board know. Teri informs the board she will make the necessary changes and get a summary of the changes to Teresa by next week.

Brianne Bruno motions to adjourn the meeting and Kathy Brown seconds the motion.

Respectfully Submitted

Teresa L. Morton