

MINUTES
CITY PLANNING AND ZONING COMMISSION
September 9, 2015
7:00PM

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

STAFF PRESENT: Gary Goodman & Teresa Morton

GUEST PRESENT:

MEETING CALLED TO ORDER:

APPROVAL OF AGENDA:

MINUTES OF PREVIOUS MEETING:

Workshop Draft Development Code

The board discusses the zoning map and if any changes need to be made before having a public hearing concerning the development code.

The zoning district "Public Use" brings up a lengthy discussion concerning whether or not it should actually be its own zoning district or an overlay of existing zone. There is discussion that the designation of a public use would require a special use permit for any other use and/or sale of the public owned property. The board discusses the matter of whether or not that is appropriate to require a public hearing if the property is ever sold since the public hearing would be held in front of the board that would already be in favor of selling the property. Gary explains to the board that requiring a public hearing would make the city be the applicant, the judge, and the jury.

The board agrees to completely eliminate the Public Use Zone and the property would automatically revert to its original zoning if the property is ever sold. They would also like to see an overlay applied to the map to distinguish where publicly owned property is located.

The board then discusses existing exemptions in the proposed code for state, county, municipal services etc and whether or not changes should be made to those since there is no longer a public use zoning. It is further discussed on whether or not jails can be excluded from that exemption as the current draft suggests. Gary informs the board that he will look into that and see if he can find anything in state law.

The next discussion concerning the map is in regard to zoning of commercial areas. The current proposed map shows Heavy and Light Commercial. The board had decided to remove those designations and

include them into just a Commercial Zone therefore it is needed to be discussed where on the map to make changes. The board would like to see all designations of Heavy and Light Commercial that are on the current proposed map to be combined into one zone labeled as commercial.

Gary brings up whether or not the board would want to change the zoning of any existing properties to industrial to allow for “shovel ready” properties to be developed. After discussion on what are existing and whether or not the public could piggy back on the city to rezone their property without having to apply for it. The board decides that what is currently industrial should stay and there is no other property within city limits that should be designated. It is also discussed that if an individual wants to rezone their property they should go through the application and permitting process. The board further discusses what the public use areas should be zoned. Gary asks if they board would want to consider zoning a strip of land adjacent to the highway owned by Joann Wolters as commercial. Kathy indicates that Joann doesn't want it commercial and has asked to leave it as agricultural. The board would like to see the Sac Center and City Park to be Ag, the island to be Commercial the Elks Lodge area to be Commercial, the Courthouse Property & Parking Lot, Brooklyn Annex and Search & Rescue building to be Commercial. It is brought up that the county is in the process of doing a land exchange for property located adjacent to the existing search and rescue building therefore that will soon be public property. The board would like to see that property zoned commercial also. It is also discussed as to whether or not the area around the schools should be commercial or not. The board discusses how many commercial verses residential properties are in that area currently. Kathy is concerned that if that is done all property owners would need to be notified by mail as the previous administration had done in the past. It was also brought up that at that hearing the past administration held the owners did not want it commercial. Gary informed the board that letters are not required to be sent out as the city is adjusting the zoning as a whole and that notifying individuals is not necessary as the whole map and code concerns all of the property owners in the City not just certain ones. The board would like to see the property adjacent and surrounding the schools as marked on the map zoned commercial. The board does agree that there was previous comments regarding not wanting that property commercial but the board also realizes this map will be presented to the public and they can make comments and suggestions at that time if they don't agree.

Robert Cope motions to have the changes discussed changed on the map as well as in the development code. Paul seconds the motion; a roll call of votes shows all members in favor.

The next meeting will be held on October 14th and Teresa will verify Teri Ottens can make it to the meeting for a final review of the code and map before scheduling a public hearing.

Respectfully Submitted

Teresa L. Morton