

PLANNING COMMISSION MINUTES

Regular Meeting

May 6, 2008

CALL TO ORDER: By Chairperson Abent at 7:00 p.m.

PRESENT: Commissioners Horton, Powers, Ranville, Robinette, Siarny, Snyder, Wildern, Abent, Cuttle, Councilmember Smith.

ALSO PRESENT: Fire Chief Fullerton.

ABSENT: None.

APPROVAL OF MINUTES OF APRIL 1, 2008: Moved by Powers, supported by Snyder to approve the minutes as presented. Carried. 9 Yeas 0 Nays

APPROVAL OF AGENDA: Moved by Powers, supported by Snyder to approve the agenda as presented. Carried. 9 Yeas. 0 Nays.

EARLY PUBLIC COMMENT: None.

UNFINISHED BUSINESS:

REVIEW/ACTION DRIVEWAY CHANGE – CVS – 301 S. COCHRAN:

Bruce Michael, Ojibway Development was present and stated that there was a conflict with the driveway to the drive thru window. They have relocated it farther from the intersection.

ACTION ON DRIVEWAY CHANGE – 301 S. COCHRAN:

Moved by Siarny, supported by Powers to approve the driveway change for CVS, 301 S. Cochran, as presented. Carried. 9 Yeas. 0 Nays.

NEW BUSINESS:

PUBLIC HEARING – REZONE REQUEST – 238 STATE STREET AND 225 SOUTH LINCOLN I-1 TO RM-1:

Public hearing was opened at 7:04 P.M. Raleigh Eldridge, owner, was present and stated that he was trying to sell his property and couldn't because it is zoned I-1 and not residential.

Valerie Pancost, 222 State St. stated that she also put her house up for sale and couldn't sell it because it is zoned I-1.

Commissioner Powers stated that he sold that property and back then banks didn't worry about the zoning, however, now they do.

Chief Fullerton explained that the only property that was noticed was 238 State and 225 S. Lincoln.

Discussion was held on what properties are affected in the area.

Commissioner Robinette asked if this could be zoned mixed use.

Commissioner Powers stated that he does not know if banks would lend on mixed use properties.

Chief Fullerton stated that we do not have mixed use zoning at this time.

Commissioner Robinette asked if Ms. Pancost, 222 State Street would need to petition to the City to make a change in her zoning.

Marty Aldridge, representing Charlotte Mini Storage, stated that he had sent a letter in objection of the rezone for this

property. The reason being that if it was rezoned to RM-1 it would change the setbacks for their property from 40' to 75'. They already have too small of a lot and this would prevent them from developing the property. They have plans to change in the future.

Commissioner Snyder asked how long it would take to implement mixed use zoning.

Chief Fullerton stated that it would take six months or more and it may not solve the problem. The ordinance states that no business can be closer than 75' of a residential building without a variance. It would depend on how the mixed use is set up. Discussion was held on setbacks.

Commissioner Robinette questioned if the change was made for this zoning who would need to make the variance for the mini storage setbacks.

Chief Fullerton stated that would be made as an appeal to the Zoning Board of Appeals. It could be noted in the motion that it was the intention of the Planning Commission as of this date to accommodate the mini storage in the future.

Commissioner Robinette stated that he would like to be able to accommodate both situations.

Discussion was held on mixed use.

Public hearing was closed at 7:22 P.M.

ACTION ON REZONE REQUEST – 238 STATE/225 S. LINCOLN: Moved by Horton, supported by Siarny to approve the rezone at 238 State/225 S. Lincoln from I-1 to RM-1 and that the Planning Commission feels that

thought should be given to the mini storage during future expansion. Carried. 7 Yeas. 2 Nays. (Robinette, Snyder)

DISCUSS DESIGN STANDARDS SUB-COMMITTEE

LETTER: Discussion was held on a letter regarding appointments for a sub committee to discuss design standards that was prepared by Chairman Abent.

Commissioner Robinette felt that it was very well written and agrees with it.

Discussion was held on putting it in the paper.

Commissioner Powers stated that he would like it put in both papers.

Commissioner Cuttle and Chairman Abent volunteered to serve on this committee.

MASTER PLAN UPDATE: Chairman Abent stated that the City Council is ready to adopt the Master Plan. She has went over the plan with John Iacoangeli. He will be sending over new pages that can be inserted instead of whole new books. Chairman Abent has ordered one for the library and one for City Manager Guetschow. Beckett-Raeder will also be sending new future land use maps.

8) REPORTS, COMMENTS, CORRESPONDENCE:

A) BOARD OF APPEALS: Chairman Abent reported that the Zoning Board of Appeals denied the sign variance request from Dunham's Sports at their last meeting. They were asking for a 25 sq. ft. variance.

B) BUILDING DEPARTMENT: Chief Fullerton stated that the Airport Protection Runway Zone will be put in the Master Plan by Beckett-Raeder. There will be another rezone request from 222 State Street. No occupancy permits have been issued. The

West Side Fire Station Ground Breaking is tomorrow at 6:30 P.M.

Commissioner Snyder asked what would need to be done to initiate the Mixed Use Zoning.

Chief Fullerton stated that an ordinance would need to be drafted for Mixed Use.

Moved by Snyder, supported by Siarny to direct the City Manager to draft an ordinance for Mixed Use Zoning. Carried. 9 Yeas. 0 Nays.

There being no further business, the meeting was adjourned at 7:40 P.M.

Ginger L. Terpstra, Deputy City Clerk