

PLANNING COMMISSION MINUTES

**Regular Meeting
February 2, 2016**

CALL TO ORDER: The February 2, 2016 Planning Commission meeting was called to order by Commissioner Conway at 7:00 p.m.

PRESENT: Chairman Conway, Commissioners Snyder, Brummette, Bly, Daly, Rosier and Councilmember Bahmer.

ABSENT: Commissioner Clarke and Harag.

ALSO PRESENT: Community Development Director Myrkle and City Clerk Terpstra.

ELECTION OF OFFICERS FOR 2016: Motion by Commissioner Snyder, second by Bly to nominate Commissioner Conway for Chairman. Carried. 6 Yes. 0 No.

Motion by Commissioner Daly, second by Conway to nominate Commissioner Rosier as Vice Chairman. Carried. 6 Yes. 0 No.

Motion by Commissioner Snyder, second by Daly to nominate Commissioner Bly as Secretary. Carried. 6 Yes. 0 No.

APPROVAL OF MINUTES OF DECEMBER 1, 2015: Motion by Commissioner Snyder, second by Daly to approve the Planning Commission minutes of December 1, 2015, as presented. Carried. 6 Yes. 0 No.

APPROVAL OF AGENDA:

Motion by Commissioner Brummette, second by Daly to approve the agenda as presented. Carried. 6 Yes. 0 No.

EARLY PUBLIC COMMENT: None.

OLD BUSINESS: None.

NEW BUSINESS:

A. PUBLIC HEARING- TEMPORARY USE PERMIT – 1780 LANSING RD.:

Public Hearing Opened at: 7:03 P.M.

Community Development Director Myrkle explained that this temporary use would be for the sale of fireworks at the Char Lanes Bowling Alley, 1780 Lansing Rd. prior to July 4th. There was no public comment.

Public Hearing Closed at: 7:05 P.M.

B. ACTION ON TEMPORARY USE PERMIT – 1780 LANSING RD.:

Motion by Commissioner Daly, second by Bly to approve the Temporary Use Permit for the sale of fireworks from June 25, 2016 to July 5, 2016 at 1780 Lansing Rd. as presented. Carried. 6 Yes. 0 No.

C. PUBLIC HEARING- CLASS A NON-CONFORMING USE – 110 N. SHELDON.:

Public Hearing Opened at: 7:10 P.M.

Community Development Director Myrkle explained the request for the Class A Non Conforming Use would be needed for both parcels, 110 & 120 N. Sheldon Street.

Daryl Vanderstelt, Dutch Brothers Development, stated that he is in the process of trying to buy the two parcels at 110 & 120 N. Sheldon. There are five total units for the two properties.

Jan Phillips, 429 W. Harris, gave the history of the two parcels and stated that at one time a widow lived in the large house and rented out an apartment and the density was not an issue at that time. She would like the commission to limit the number of units as it is a high density area. Her concern is with the amount of cars that could be parked there with that many units. There could be potentially fifteen cars if there were three people per unit.

Robert Phillips, 429 W. Harris, stated that he was concerned with problems from lack of parking spaces. He would like the density reduced and feels there may be room for six cars.

Mike Dedman, representing the buyer, encouraged everyone to look at other properties in the area that Dutch Brothers owns to see what they have done.

Ken Wirt, 123 N. Bostwick, stated that he has lived here for fifteen years and feels that three units would be the most advantageous for neighborhood concern.

Public Hearing Closed at: 7:25 P.M.

D. ACTION ON CLASS A NON-CONFORMING USE- 110 N. SHELDON:

Commissioner Daly stated that he would like to see the property improved and feels that if nothing is done it will remain status quo.

Discussion was held on the number of rental units and parking spaces that would be required.

Motion by Commissioner Daly, second by Rosier to approve the Class A Non-Conforming Use at 110 N. Sheldon with the condition that the construction be completed before the renters are allowed to move in and to eliminate the garage apartment. Commissioner Brumette moved to amend the motion to include the roof being attended to.

Discussion held.

Motion by Commissioner Daly to approve the Class A Non Conforming Use with a limit of four rental units with the condition that the construction be completed before the renters are allowed to move in.

Discussion held.

Motion amended by Commissioner Daly, second by Rosier to approve the Class A Non Conforming Use, as is with five units, with the condition that the construction be completed before the renters are allowed to move in and to have adequate onsite parking for each rental unit. . Carried. 5 Yes. (Conway, Daly, Bly, Rosier, Snyder) 1 No. (Brumette)

E. PUBLIC HEARING- CLASS A NON- CONFORMING USE – 120 N. SHELDON.:

Public Hearing Opened at: 7:55 P.M.

Robert Phillips, 429 W. Harris, stated that he has concern with approving the two properties together as one and not separately.

Public Hearing Closed at: 7:59 P.M.

F. ACTION ON CLASS A NON-CONFORMING USE-120 N. SHELDON:

Discussion was held on how the properties are connected and how the survey of the lots lie.

Community Development Director Myrkle clarified the parking requirements from the zoning ordinance.

Motion by Commissioner Daly, second by Brummette to approve the Class A Non-Conforming Use at 120 N. Sheldon with the condition that adequate parking is provided for 110 N. Sheldon. Carried. 6 Yes. 0 No.

G. PUBLIC HEARING- MASTER PLAN AMENDMENT/REZONE -218 N.COCHRAN:

Public Hearing Opened at: 8:06 P.M.

Community Director Myrkle explained that he had made an error when looking over the MX-1 Mixed Use Zoning Code in that it can not be used in residential zoning. The property at 218 N. Cochran Ave. is currently zoned RT-Two family residential. He stated that a mixed use zoning would seem to be a good fit for the area and office use is permitted in mixed use zoning districts.

He stated that the board would have a couple of options to consider. The Mixed Use Zoning Ordinance could be amended to allow for this use in a residential area or the parcel could be rezoned to an OS-1 designation. The recommendation would then have to be recommended to the City Council for adoption.

Eric Crandall, representing the buyer, explained that the company interested, RecLending.com, is a boat financing company. They do most of their sales online. He stated that it would be best to modify the MX-1 Zoning ordinance to allow for this zoning in the 200 block and possibly 300 and 400 block of North Cochran to improve property values in that area. He stated that there is not a big market for these older, larger homes for residential because of the cost of heating and renovation. He stated a change in the zoning ordinance would increase the pool of buyers in the area.

Daryl Vanderstelt, Dutch Bros., stated that office space is the best use for this property.

Public Hearing Closed at: 8:20 P.M.

H. ACTION ON MASTER PLAN/REZONE 218 N. COCHRAN:

Motion by Commissioner Daly, second by Bly to recommend that the Council consider a MX-1 Ordinance language change to allow MX-1 Zoning in residential areas including 218 N. Cochran and balance of 200 block of N. Cochran. Carried. 6 Yes. 0 No.

I. PUBLIC HEARING-MASTER PLAN/REZONE 622 W. LAWRENCE AVE.:

Public Hearing Opened at: 8:25 P.M.

Community Director Myrkle stated that Dornbos Sign has a chance to purchase the north half of 622 W. Lawrence Ave. and is looking to rezone it to B-3 General Business District.

Jeff Dornbos, Dornbos Sign, 619 W. Harris, stated that Joe Fix offered him the opportunity to purchase the lot. He has no plans at this time to expand his business but may use it

for some parking at a later date.

Daryl Vanderstelt, owner of 620 W. Lawrence Ave., stated that he does not have a problem with this rezone.

Teresa Brandt, 615 W. Harris, stated that she has lived there for forty years. She is concerned because the lot line is 20 ft. from her property and she has little kids who visit regularly. She is concerned about it becoming a parking lot. She is concerned about the resale of her house with this zoning change.

Community Development Director Myrkle explained that if it was decided to become a parking lot that it would have to come back before the Planning Commission for site plan review.

Gary McVey, 613 W. Harris, stated that he is concerned about changing the zoning. He has no problem with Mr. Dornbos however he is concerned if he sells it down the road.

Robert Phillips, 429 W. Harris, stated that the through driveway should be closed off.

Joe Fix, owner of 622 and 626 W. Lawrence Ave., stated that it is safer for his tenants to drive through rather than backing out onto Lawrence Avenue.

Public Hearing Closed at: 8:41 P.M.

J. ACTION ON MASTER PLAN/REZONE 622 W. LAWRENCE AVE:

Motion by Commissioner Daly, second by Rosier to approve the Master Plan/Rezone – 622 W. Lawrence,

north portion of lot, as presented from R-1 Single Family to B-3 Business District. Carried. 7 Yes. 0 No.

REPORTS, COMMENTS, CORRESPONDENCE:

A. STAFF REPORT: Community Development Director Myrkle asked the board if they would be interested in some training. He recommended Planning Commission 101, with Doug Piggott from Rowe Engineering. It was a consensus of the board that the third Thursday in either March or April would work to set up the training.

He stated that the Rising Tide Project will be conducting a state level review of the Master Plan and will be suggesting recommendations. Mr. Piggott would be able to assist the commission in making those changes if they so desire.

Community Development Director Myrkle stated that he had a few upcoming things that he would like the commission to look at. The current ordinance on group homes, whether or not to allow food trucks and other mobile businesses and the possibility of making upper floor apartments in the downtown area as principle use instead of conditional use in future meetings.

PUBLIC COMMENT:

Jan Phillips, 429 W. Harris, asked the board to educate themselves on the rental property and get the history on it before making decisions. She stated that the car issue would diminish with the density of apartments and the amount of people that are in them. She stated that there is 50% rental rate and it is growing with the grant programs. She encouraged members to educate themselves on the grant programs, the individuals qualifying for them and the rental property industry in general.

Eric Crandall, encouraged members to take advantage of all the Planning Commission 2-02-2016

training possible. He stated that the economy is coming back and expects that this board will be meeting on a regular basis in the future.

There being no further business, Commissioner Snyder moved to adjourn at 9:27 p.m.

Ginger Terpstra, City Clerk