

**PLANNING COMMISSION
MEETING MINUTES
October 29, 2014
CITY COUNCIL CHAMBER
7:00 P.M.**

I. CALL TO ORDER

The meeting was called to order at 7:00 p.m.

II. ROLL CALL

Present: R. Johnson, C. Zuellig, N. Sandberg, a. Bedogne, S. Straley
S. Straley

Absent: P. Hollifield (excused) H. Jugenitz (excused)

Staff: Teresa Gillotti, Community Development Director
Bonnie Wessler, Planner II
Nan Schuette, Executive Secretary

III. AUDIENCE PARTICIPATION

Chairman Johnson stated that this would be the opportunity for any further comments with regard to the proposed zoning text and map and revisit some concerns that came up at the previous meeting the week before and not to go through the complete ordinance.

Cindy Carver, 919 W. Cross – referred to a number of pictures of buildings that were shown at an earlier meeting, implying that they could be built in that particular zoning, when in fact, it says you could have 4-6 buildings by Special Land Use. She did a tour of various streets looking at buildings around EMU. It is her opinion that they do not fit with the proposed zoning. She also contacted mortgage companies and was informed that they don't recognize the new zoning designations.

Jim Nelson, 1942 Roosevelt, is a life-long resident of the city, but also is an attorney representing two clients, MTM Properties, 103 N. Grove and 877 Ann Street, LLC. He distributed fact sheets on both properties. He stated that the MTM property is currently zoned M1 – the new zoning calls for GC, which he does not agree is consistent with other M1 properties as well as the Master Plan. It is his opinion that it does not fit the description of a corridor. He is asking that this be rezoned to PMD. He is also asking that the property located at 877 Ann Street, which is currently zoned CI be rezoned to PMD.

Roberta Woczik Andrews, 7 N. Normal – acknowledged the work of staff and responsiveness to individuals with their expressed concerns. She is still concerned with the dramatic shift from the current zoning in relation to group residences, where it is still allowed in CN district. While staff intentions are laudable, her concern is with unintended consequences and what would happen if the highest use of the allowed use happens in terms of use of transportation, parking and crowding in these areas. It is her opinion that we need to look at what area of the city we want to allow rooming houses and urged board to look at this carefully.

Mark Naas, 302 Miles – reserved the right to speak.

David Herman, 964 W. Cross – the zoning is scheduled to change to CN-MID and he has no problem with that but also is concerned about lending institutions and insurance companies recognizing the new zoning names. Chairman Johnson responded that the zoning ordinance is a legal document, which would require that it is recognized.

Forest Frasier, resident of the South Side – had no comments on the zoning ordinance but took the opportunity to recognize Ms. Gillotti and the assistance she has given him in the past.

IV. PUBLIC HEARING ITEMS

None

V. NEW BUSINESS

None

VI. OLD BUSINESS

Ms. Gillotti first addressed apartment buildings along Lowell and the surrounding area and what is allowed by right. There is not too much of a transition in the new ordinance. She also discussed the MTM property and the property on Ann Street with questions and comments from commissioners, which she also addressed. Ms. Wessler reviewed the process of the new zoning, adding that draft zoning meetings had been held this year in June, August and October with residents for input with residents and business owners. The intent is for this to go forward to City Council for first reading on November 18th, and second reading on December 2nd and hopefully be adopted and published in the New Year.

She reviewed the proposed approval process, which would make for an easier and less cumbersome process for residents and proposed new businesses. Currently, all site plans have to be drawn by an architect/engineer which is a fairly expensive process. Most site plans have to be approved by Planning Commission because of possible waivers, etc. Staff are proposing that if there will not be much change on the project, they can make a sketch, which could be approved by the Planning Department. The sketch plan will still have some rules as to what would be required and be included. The sketch would be considered part of the record and would be included in packets that go to commissioners.

At the last meeting, the board requested a few changes; they wanted staff to take a look at the number of houses that would be affected by the zoning changes; remove the limitation for the number of accessory structures in R1. She reviewed the various areas that were previously R2 and would be changed to R1, which was a concern of a resident located on Miles Street along with other main changes.

After further review of all the areas that were re-visited, Commissioner Zuellig moved that the Planning Commission recommend to City Council approval of the zoning ordinance and map changes with the following conditions:

1. Adopt the zoning map and draft zoning ordinance with following changes:
 - a. Change 877 Ann Street to PMD designation
2. Park Street:
 - a. Change Marsh Plating-owned properties and 114 N. Park frontage and 204 N. Park to NC, east portions of Marsh Plating-owned properties and 114 N. Park to PMD.
 - b. 201 N. Grove to CN-Mid, 201 N. Prospect and 205 N. Prospect to GC
3. Adopt the zoning ordinance text as drafted with the following modifications:
 - a. Remove “roominghouses” from Group Living, make special use in CN and HHS
4. Maintain proposed R1 classification at Miles/Young and Harriet/Hill.
5. Recommend that staff perform further neighborhood outreach and study to formulate recommendation.

The motion was supported by Commissioner Bedogne. A roll call vote was taken and carried unanimously.

VII. FUTURE BUSINESS DISCUSSION/UPDATES

1. Prospect and Grove non-motorized improvements (complete streets review)
2. 6-year Capital Improvements Plan

VIII. ADJOURNMENT

Since there was no further business, Commissioner Zuellig moved to adjourn the meeting (Support: N. Sandberg) and the motion carried unanimously. The meeting adjourned at 10:25 p.m.