

PLANNING COMMISSION

Minutes

February 17, 2005

I. ROLL CALL

Fred Walstrom	Present
Andrew Bowman	Absent
Jack Deegan	Present
Jeff Ford	Present
Mary Ellen Hughes	Present
Sheryl McCleery	Absent
Pringle Pfeifer	Present
Peter Sears	Present
Sara Smith	Present

Also present were City Planner Larry Nix, City Attorney James T. Ramer and City Manager Fred Geuder.

Chairman Fred Walstrom called the meeting to order at 6:00 p.m.

II. MINUTES

Motion by Sears, seconded by Pfeifer, to approve the minutes of the January 20, 2005, meeting, as presented. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None. (See Item IV.A. for correspondence specific to that item.)

Enter Deegan and Hughes.

IV. NEW AND OLD BUSINESS

A. Consideration of Proposed Lot Split, 359-373 Glenn Drive (Kiel)

The City Manager noted the request from the Kiels, and asked Architect Nick White, appearing of behalf of the Kiels, to review the proposal.

White noted that the Kiels owned the westerly lot of the two lots, and several years ago built an accessory garage/guest house on land on Glenn Drive that was purchased from the property on the east side. A condition of the construction was that the Kiels combine the guesthouse with the property on the west where their home (the principal building stood).

White said that the Kiels recently purchased the house to the east of them from the Harris', and were proposing to tear down both principal building houses, and rebuild a new home on the former Harris property (within all setbacks), while leaving the other lot vacant. The accessory garage/guest quarters building would be re-combined with the east house property (the former Harris home), so that the accessory building will be on a property with a principal building. The

Kiels are requesting that a small garage on the west site be allowed to remain. The principal use of the west site will be to have a yard.

The City Manager pointed out that the remaining garage on the west lot should be removed to avoid the precedent of having an accessory building on a lot without a principal building. (It was noted that a small beach house would remain).

Planner Larry Nix said that the proposal was really only a lot reconfiguration. The net result is that three buildings will be torn down, and the home on the east lot will be replaced by a new home. Nix concurred that the small garage on the west lot should be removed.

The City Manager also pointed out that this is not the approval of the new home. The City Manager pointed out that White had indicated a need to re-grade the properties, and that plan would require further approval by the City.

Walstrom noted that correspondence had been received from adjacent neighbor Robert Herman, who was not opposed to the re-configuration, but did not want to see the new home moved further forward.

It was noted that if the new home was within required setbacks, it was not something that the Planning Commission could oppose. Ford pointed out that with the re-grading, the new home would likely be lower than the current one.

Ford disclosed that he could not vote on this issue, since he would be the builder of the new home.

Motion by Sears, seconded by Deegan, to recommend City Council approval of the lot split/reconfiguration with a condition that the garage on the west lot also be removed (assuming that the principal building is removed). Motion carried, 6-0, Ford abstaining.

The City Manager noted that the City Council would consider this recommendation at their meeting on Monday, February 21st.

B. Consideration of SPR-2005-02, A Building Renovation and Partial Use Change for the Hotel at 266 East Main (Sherman)

The City Manager asked architect Stephen Wiseman of Jonathan Lee Associates to review the revisions to the plan since last month.

Wiseman first reviewed the changes to the parking lot plan, noting proposed landscaping, Weque-style lighting, and the reconfiguration of the parking, which would move the west curb cut, but would make the parking more efficient.

Planner Larry Nix noted that the changes in this area looked like they would work well and be an improvement.

Wiseman then reviewed the elevations, noting Option 1, where the “cupola” was eliminated, and a detail was substituted that would be within the height limitations. Wiseman also noted that the siding on the building would be an 8-10” lap siding. The paint color of the siding would probably be a cream, with white trim. The windows themselves would have a darker color, as would the railings where used. Wiseman also noted that the awnings would be some dark color.

Wiseman noted the roof-plan, and also noted that he had met with the City Planner and City Manager to look at the existing roof openings.

Planner Larry Nix noted that the proposed new stairway openings to the roof would be within the height limits. Nix did note that the existing elevator shaft/tower exceeded the height limits, but was there since its inception. Nix noted that this was unpainted blocks and suggested that the blocks be furred out and trimmed with the same siding.

Walstrom asked about the use of the roof deck.

Michael Sherman said that each of the four top-floor, south-facing units would have private areas, and there would be a smaller common deck area for other hotel users. Sherman acknowledged that the roof deck rental uses of prior times would not continue.

The City Manager noted that language for the Master Deed had been provided. No sign designs had been submitted.

City Attorney James T. Ramer said he was comfortable with the language provided for the Master Deed to insure that the property was used as a hotel. He suggested that the language must be in the Master Deed, and have language that this section was not to be amended without the consent of the City.

The City Manager suggested that the Master Deed must be presented and approved by the City Attorney, prior to occupancy being granted.

Motion by Pfeifer, seconded by Hughes, to approve the changes as presented to SPR-2005-02, the Hotel at 266 East Main, with the approval of the Option 1 elevation, and as presented at this meeting, noting that Building Height and Design elements (including placing siding on the existing elevator shaft—currently exposed block), Exterior Lighting Plan, Parking Lot layout, and Landscaping Plan were approved; the final roof plan would be submitted to the City Manager for approval; the language for the Master Deed was approved per the letter submitted, with a stipulation that the section approved not be subject to amendment without the consent of the City, and with the stipulation that the Master Deed be presented and approved by the City Attorney prior to an occupancy permit being granted; and finally that a sign permit be obtained by the applicant prior to new signage being erected. Motion carried, 7-0.

C. Zoning Code Changes—Bluff Ordinance Process

The City Manager reviewed a process for proceeding with a zoning code amendment for bluff side building that he and the City Attorney had worked out.

The City would send a letter to the affected property owners in March describing the proposed ordinance and its effects, and noting that Benchmark Engineering would be marking the East and West points at the property lines where the “restricted area” would begin. The initial plan then calls for a Public Hearing on the process in May at the regular Planning Commission meeting.

The Commission had no objection to the timeline.

D. Zoning Code Thoughts

The City Manager presented “food for thought” on ideas to create an R-1-D district for those areas where the predominant lot width is closer to 50’ than the R-1-C standard of 65’. He also suggested modifying a couple of parking requirements for the downtown area so that development and use opportunities could be enhanced.

The Commission will discuss this at a later date.

V. MEMBER COMMENTS

None.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned. The next meeting is scheduled for Thursday, March 17, 2005, at 6:00 p.m.

Frederick W. Geuder, City Manager