

PLANNING COMMISSION

Notes

April 15, 2004

I. ROLL CALL

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

Also present were City Planner Larry Nix and City Manager Fred Geuder.

A QUORUM WAS NOT PRESENT. Discussion was led by Vice Chair Peter Sears.

II. MINUTES

No Action

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. DISCUSSION

A. Review of SPR-2004-04—First Community Bank Plan, Lake St. Drive-Thru

The City Manager introduced David Kimble, architect for First Community Bank.

David reviewed the plan. He noted that the driveway would be moved further north on State Street, which would reduce traffic congestion at the corner. He also noted that new drive-thru areas would be built, utilizing a connected building. The new roof over the drive-thru, would be about 20' tall, four (4) feet higher than the existing building. Since it would be wider, dormers would be placed in the roof-line to break up the length, and give it a more residential appearance.

Benchmark Engineering will be doing the drainage plan.

He also noted that four light poles would be added to provide a more secure environment. He noted the concern with "dark-skies", and would be reviewing the type of fixture used.

Kimble also noted that the Bank would like to re-position the curb cut on Lake Street, by moving it a few feet east.

Planner Larry Nix made several comments. He noted that the code only permits one free-standing sign. Kimble said he would review the plan to meet that criteria. Nix noted a concern on the lighting had been addressed by Kimble, but he also expressed a concern on what type of lighting would be underneath the drive-thru canopy.

Kimble had not made a final decision on that yet, but acknowledged the concerns of Nix.

It was suggested that consideration of this plan would occur at the next regular meeting on May 20th.

B. Zoning Code Discussion—Accessory Buildings

Planner Larry Nix reviewed his update on proposed regulations.

Jeff Ford expressed a concern about setting a standard limit for dormers that may be more harmful from a design point. He asked how we could better impose the limits we were seeking.

After some discussion Nix suggested using the definition for “half-story” that is existing in the code, and eliminate the dormer limit.

Ford also suggested looking at the definition for living area that is now in Building Codes.

Nix will further refine the proposal for the next meeting.

The City Manager also suggested that the Planning Commission look at prohibiting roof decks in the residential districts. Nix will review that also.

V. MEMBER COMMENTS

None.

VI. ADJOURNMENT

There being no further business, the work session was adjourned. The next meeting is scheduled for Thursday, May 20, 2004.

Frederick W. Geuder, City Manager