

PLANNING COMMISSION

Minutes

April 21, 2005

I. ROLL CALL

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

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 Hughes, to approve the minutes of the February 17, 2005, meeting, as presented. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. NEW AND OLD BUSINESS

A. Consideration of SPR-2005-04, Walstrom Marine, Boat Storage Building, Hoyt Street

Sears assumed the chair for this item.

The City Manager noted that the request from Walstrom was for another boat storage building similar to others that have been build on that property.

Fred Walstrom commented that this particular building will have a 12' retaining wall on the north side, stepping down as it moves toward the front of the building. The plan also shows additional screening on the west property line opposite the new building.

Ford asked whether drainage would be a problem. Walstrom replied that Benchmark Engineering had designed the drainage in conjunction with other drainage already existing on the site.

Planner Larry Nix commented that the plan met all requirements.

Motion by Bowman, seconded by Hughes, to approve SPR-2005-04, Walstrom Marine Boat Storage Building. Motion carried, Walstrom abstaining.

B. Consideration of SPR-2005-03, Dennis Bila, Change of Use (Office to Apartment) for the Second Floor of 321 Spring Street, South Unit

The City Manager noted that Ned Haverstick was present on behalf of the applicant.

Haverstick said that the plan was to convert the second floor of his office unit to an apartment, which would necessitate adding a new stairway on the west side of the building (interior), with the door opening on to the Third Street sidewalk.

Haverstick also noted that Bila had purchased a parking easement from John Fisher at his building two doors away to satisfy the requirement to provide two parking spaces.

Planner Larry Nix had no problem with the basic plan, but was concerned that the drawing showed a stoop (small step) extending on to what is a fairly narrow sidewalk.

Haverstick said his intention was to NOT have a step outside of the building, but to step up into the vestibule. He had missed the depiction of a stoop on the drawing, and said it would be corrected.

The City Manager, in response to a question, said he knew of two other purchases of parking from Mr. Fisher, but said this purchase would not exhaust the supply. It was suggested that the City Manager ask for an accounting of spaces sold by Fisher.

Motion by Bowman, seconded by Ford, to approve SPR-2005-03, a Change of Use for the Second Floor of the South Unit at 321 Spring Street, from an Office to an Apartment, with the condition that the parking easement purchase be recorded, and that the step on to the Third Street sidewalk be eliminated, and a new drawing submitted to the City Manager. Motion carried.

C. Proposed Lot Split—Reppard Property, East Bluff Drive

The City Manager noted that numerous discussion had taken place with the applicant (and also the School District) since the preliminary review of the lot split had occurred in September. The City Attorney has drafted an agreement that would be signed by the applicant, the School District, and the City. The City Council would have to approve the Agreement.

The proposed Agreement spells out all conditions of the lot split, including showing four lots (two facing East Bluff). All lots would have access from a common driveway off of Center Street (with the East Bluff lots having the option of a driveway off of East Bluff). All portions of Center Street along the common boundary, except where the common driveway would access the Reppard Property, would be abandoned to the School District. The applicant also agreed to place a fence or hedge along the common driveway by the School District property. The proposal also deals with utility installation, as well as other points.

City Attorney Jim Ramer noted that the agreement covers a wide area of points, and he feels it will work for all parties. He also noted that the applicant had signed the agreement.

Planner Larry Nix noted that all of the lots meet the minimum requirements for size, and the density does not exceed the ordinance limits either.

The City Attorney and City Manager answered questions about the proposal.

Joe Bassett, on behalf of the applicant, noted that the applicant was satisfied with the proposal.

Motion by Sears, seconded by Ford, to recommend to City Council that the proposed lot split and Agreement for the Reppard property be approved as presented. Motion carried.

D. Zoning Code Thoughts

The City Manager reviewed his idea 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 reviewed the suggestion to modify the parking requirements for residential uses in the downtown area so that development and use opportunities could be enhanced.

The City Manager noted that one idea he had heard was to reduce the maximum height in the new district in exchange for the setback changes.

It was suggested that the City Manager try to obtain a map which would illustrate the area and the proposed changes.

Walstrom noted that this is an area where you would not want to abandon the alleys, so that access would be available to the garages. He generally liked the idea.

Ford felt that a walking visit to the area might be useful in the future.

On the proposal to modify parking requirements, Bowman noted that some square footage limits for setting the standard were probably better than using the number of bedrooms as a criteria. Bowman noted that his apartment was a little less than 800 square feet.

Hughes felt that this would be a good idea, if we still wanted to encourage downtown residential district.

Planner Larry Nix was asked to review the proposals and 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, May 19, 2005, at 6:00 p.m. The Public Hearing on the Bluff Ordinance is scheduled for this meeting

Frederick W. Geuder, City Manager