

PLANNING COMMISSION

Minutes

July 19, 2007

I. ROLL CALL

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

Also present were City Attorney Jim Ramer and City Manager Fred Geuder.

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

II. MINUTES

Motion by Bowman, seconded by Hughes, to approve the minutes of the June 21, 2007, regular meeting, with several grammatical revisions. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. NEW AND OLD BUSINESS

A. Public Hearing on Proposed Zoning Code Amendments to Provide for Civil Infractions

The City Manager noted that this hearing was set to consider changing penalties for zoning code violations from being criminal violations to be Civil Infractions.

City Attorney Jim Ramer noted that by using a Civil Infraction regime, prosecution of violations would be more efficient, would provide for higher fines upon conviction, and would give the administration a better tool to use.

Pringle Pfeifer commented that she felt this was a good idea.

No written correspondence was received.

Walstrom closed the public hearing.

B. Consideration of a Planning Commission Recommendation

The Planning Commission discussed the proposed zoning code changes.

McCleery asked Jeff Ford whether he thought this was a good idea.

Ford said he felt this gave the administration a tool that had been unavailable previously.

Motion by Smith, seconded by Bowman, to recommend City Council approval of the proposed Zoning Code amendments to change zoning violations to Civil Infractions. Motion carried

C. Consideration of M-1 Zoning Changes

Enter Deegan.

The City Manager said he had looked at the M-1 regulations and had put some ideas down for consideration. He also noted that he had only been able to have a limited review of these changes with Planner Larry Nix.

The proposed changes would alter some of the setbacks for the M-1 District, which is basically used for boat storage. He noted for example that the side of the Irish Boat Shop M-1 district abuts the back of Fairview Square, while the rear abuts Franklin Park. The rear yard of the Walstrom storage areas abuts the Trailer Park, but is largely developed while the side yard is either abutting the bluff or primarily commercially zoned properties.

The City Manager noted that this is likely all the M-1 district the City will ever have, and the City has always tried to encourage indoor storage away from the waterfront. He also noted he had discussed the changes with Mike Esposito of Irish Boat Shop, who has been looking at continuing plans for their property. He finally noted that screening could still be required when building abut residentially zoned properties.

Walstrom commented that the proposed changes would have little effect on their properties, which are largely developed and screened already.

Bowman noted that it would make sense to encourage storage off of the waterfront.

The City Manager suggested that he review the changes with Planner Larry Nix, and try to bring a proposed amendment back for public hearing in September.

Motion by Bowman, seconded by Smith, to direct the City Manager to develop amended language to the M-1 District for consideration at a public hearing at a later date. Motion carried, Walstrom abstaining.

V. MEMBER COMMENTS

Bowman commented that rumors of the sale of the Juilleret property to anyone, are just that—rumors.

It was also noted that rumors of first floor condos at that location are not correct and do not meet zoning code requirements, which would only permit leaving space above the first floor.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:19 p.m.. The next regular meeting is scheduled for Thursday, August 16, 2007, at 6:00 p.m. The City Manager noted that if there are no site plans for consideration, the meeting will be cancelled.

Frederick W. Geuder, City Manager