

# PLANNING COMMISSION

## Notes

August 19, 2004

### I. ROLL CALL

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

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

**A QUORUM WAS NOT PRESENT.** Discussion was led by Sara Smith.

### II. MINUTES

No Action.

### III. PUBLIC COMMENT AND CORRESPONDENCE

None.

### IV. PUBLIC HEARING and DISCUSSION

#### A. Public Hearing for SLU-2004-04—Proposed Two-Story Accessory Building with Guest Quarters, Norm Van Wormer, 617 East Main Street

The City Manager noted that a public hearing was scheduled and could be conducted without a quorum. The public hearing is the first one for a residential accessory building with guest quarters that is permitted under the recently enacted zoning code amendment.

Architect David Kimble, was present on behalf of the applicant, and reviewed the proposed plan.

Kimble noted that the existing home on the site would be removed or demolished. A small garage would be demolished. Kimble showed the plans for the proposed replacement building, which would basically be on the same footprint with some expansion however. He noted that he had revised the porch footprint to keep it consistent with the existing porch footprint, because it encroaches the setback. He felt it would be more appropriate to duplicate the porch, rather than seek a variance.

The proposed accessory building would be approximately 46' x 25' (varied width) and would be placed northeast of the new house, and would contain a three-car garage with guest living quarters above the garage (with an interior staircase).

Kimble noted that he pushed the building back as far as he could without unduly encroaching into the bluff. He noted that along the back of the developed portion of the lot, he would have an approximate 2.5-3.0' retaining wall.

The City Manager noted the letter received from Edi Thomas.

Thomas was also present at the meeting and address the Commission with her concerns:

1. She felt that Kimble was understating the impact of the incursion into the bluff, with her concern that the bluff is delicate because of the trees and potential springs. She said the plan may violate the zoning code and/or Master Plan.
2. Thomas noted her issue with the orientation of the building, suggesting that it be turned 90 degrees, to match other accessory buildings in the area.
3. Thomas also noted a personal concern, that the placement of the building as proposed will eliminate light and air in her back yard, and she will have to look at the back side of the building.
4. Thomas noted she was not opposed to guest quarters, but only the concerns noted above.

Raoul LePage asked about the reason for guest quarters in the ordinance.

The City Manager and City Planner noted the reasons for guest quarters that had previously been discussed by the Planning Commission.

Jan LePage asked about the 5' side yard setback.

The City Manager noted that this was the setback for all accessory buildings (which must be in rear yards, with some exceptions) in the R-1-C zoning district. The setback varies in other districts.

Ann Burrows noted her concern about the incursion into the bluff.

Planner Larry Nix asked whether the plan could be changed in a "mirrored" fashion, that would reverse the buildings on the property. He noted that the driveway would then be next to Ms. Thomas, but would place the building on the opposite side. The revised building placement would eliminate the incursion into the bluff. Kimble said he would have to think about it.

Raoul LePage asked whether adequate drainage would be available, given the blacktop and roof areas proposed.

Kimble reviewed his plans for drainage and retention. The City Manager suggested that the plan could be engineered by a Professional Engineer. The owner would not be permitted to connect to the storm sewer on Main Street (M-119).

Kimble noted that the plan would be to construct the Accessory Building first; then build the house up front. The owner would live in the Guest Quarters during construction of the house.

Pfeifer asked whether using the Guest Quarters during the remainder of construction was consistent with the new ordinance. The City Manager said he would review this with the City Attorney.

Mark Rondel commented that the plans for the Guest Quarters appeared to be acceptable with the ordinance. However Rondel suggested that the Planning Commission should look at the bigger picture, rather than just specific plans. He asked whether the size of the development on that site is consistent with the Master Plan, and suggested that the City's Zoning Code is not a good vehicle for dealing with these issues. He felt that the City needs to re-define or re-structure the Zoning Code, and look at where the City wants to go from here. He does not feel we are where we used to be. He noted that the loss of the Presbyterian Church, which could not expand into the bluff was a loss to the community. And he felt that the code as it is today does not provide for the opportunity for lost cost housing.

Hughes noted that we are concerned about these things, but what we cannot control is the market price for housing.

Thomas further noted that she felt the size of the building was too large for the site.

The Public Hearing was closed.

The City Manager noted that he would either try to re-schedule a special meeting, or the item would be placed on the September 16<sup>th</sup> regular meeting agenda.

B. Lot Split Request

The City Manager noted that this item would be deferred until the next meeting.

C. Preliminary Discussion of Plan for Reppert Property—417 East Bluff

The City Manager introduced Joe Basset, appearing on behalf of the property owner, to discuss his preliminary plans.

Basset noted a general plan to split the property into 5 parcels, two on East Bluff, and the remaining 3 in the rear yard area.

Planner Larry Nix asked Basset what form of plan he had in mind—a condominium Site Plan, a Cluster Plan, a Subdivision or a simple land division.

Basset had originally thought a condominium site plan would be appropriate, but he was open to suggestions.

Nix suggested that a Test Plan needed to be drawn to determine the density, then it would be possible to determine the format of the plan.

The City Manager noted the research that had been done on the abandonment on a portion of Center Street for the pool project, which will impact the form of the test plan.

Basset asked whether the land over the bluff would be considered in determining the density. The City Manager said that issue had never arisen, so he would ask the Planner and City Attorney to advise him on that issue.

The Commission and Basset generally discussed the advisability of whether or not to have driveway access off Bluff Drive. It was noted that most homes on East Bluff between Spring and Arbor access their properties from the rear. It was also noted that it might be advisable to abandon the Center Street driveway use in front of the school, and convert it to a walkway. Basset noted that cars occasionally park in that driveway while visiting the pool.

The City Manager said he would work with Basset on the test plan.

#### D. Petition

The City Manager briefly noted a petition he had received from a number of Glenn Drive Association members concerning Accessory Building regulations for Glenn Drive. He noted that he would give the petition to Planner Larry Nix for review and recommendation.

#### V. MEMBER COMMENTS

None.

#### VI. ADJOURNMENT

There being no further business, the work session was adjourned. The next regular meeting is scheduled for Thursday, September 16, 2004.

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Frederick W. Geuder, City Manager