

PLANNING COMMISSION

Minutes

September 15, 2005

I. ROLL CALL

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

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

Chairman Fred Walstrom called the meeting to order at 6:05 p.m.

II. MINUTES

Pfeifer noted the following corrections to the July 21st minutes:

1. Page 1, IV. A. 2, should read “three feet further into the bluff from”.
2. Page 2, IV. C. #1, second sentence, should read “area is made up of lots”.
3. Page 2, IV. C. #3, should read “districts porches (unenclosed and one-story) could further”.

Motion by Sears, seconded by Bowman, to approve the minutes of the July 21, 2005, meeting, as corrected. Motion carried.

III. PUBLIC COMMENT AND CORRESPONDENCE

None.

IV. NEW AND OLD BUSINESS

A. Consideration of Lot Split—455 Arbor Street

The City Manager reviewed the proposed lot split at 455 Arbor, which would take 25' from the 100' wide lot owned by Bryce Babcock (lots 18 and 19), and transfer the 25' to be connected to lot 20, owned by the LaHoods. The City Manager also noted a letter from Babcock, authorizing Dr. Barbara LaHood to speak on behalf of the proposed split.

The City Manager noted that the proposed split would result in two 75' x 140' lots, and he recommended the proposal. The Planning Commission is being asked to make a recommendation to the City Council, because the 75' lots would be less than the standard width of 80' in the R-1-B zoning district.

Dr. LaHood commented that the proposed split would make it possible for her and her husband to build an addition without requesting a variance.

Commissioner Pfeifer noted that she is a neighbor to Dr. LaHood.

Mayor Jardine also noted that she is a neighbor of Dr. LaHood.

Motion by Bowman, seconded by Sears, to recommend City Council approval of the proposed lot split as presented. Motion carried.

B. Consideration of SPR-2005-04, Building Plans for 257 East Main, Julie Bacon

The City Manager explained that the Commission had previously reviewed the parking requirements for the existing site, and now the applicant was ready to proceed with a building plan.

Architect Mark Buday, on behalf of Bacon, reviewed the proposed plan. Buday noted that Bacon and adjoining property owner Kevin O'Neill had entered into a circulation easement which would allow both properties to use one access onto East Third Street.

Buday reviewed the plans, noting that the square footage of the proposed commercial buildings would have enough parking, based on the prior Planning Commission interpretation. The plan also includes a second story living unit over one of the commercial buildings. An attached garage would provide the two parking spaces needed for the living unit.

Buday noted that if the plan is approved, he will continue with the technical design for all of the utilities.

The City Manager noted that a sanitary sewer runs through the property (Buday acknowledged this) and would need to be taken into consideration. Stormwater management, water lines, and all other utilities would need to be designed.

Planner Larry Nix noted no technical problems with the plan, but did note that the utility plan would require a bit of work. He also suggested that the applicant come back with a lighting plan.

Owner Julie Bacon asked whether the Lighting Plan would slow down the process, and was assured that it should not be a hindrance.

Motion by Smith, seconded by Bowman, to approve SPR-2005-04, at Site Plan for 257 East Main, with the following conditions:

1. The stormwater management and utility plan will need administrative approval of the City Manager.
2. The lighting plan must be brought back to the Planning Commission for approval.

C. Consideration of Preliminary Plan for a Site Plan Condominium/Cluster Plan for property at West Summit and Sargent

The City Manager noted that applicant Doug Krug was proposing to place six units on this property, and was proposing to use the Cluster option.

Jeff Petit, on behalf of Krug, reviewed the plan. Petit said the applicant was planning six units, with five of the six units clustered on the relatively flat area below Summit Street, and with one unit placed on Summit. The plan would include water and sanitary sewer, and other utility lines would also be buried, including leads to existing homes on East Bluff, at the applicant's expense.

Planner Larry Nix reviewed the "test plan" and noted that there might be several ways to achieve six lots, but would likely require a major regrading and filling of the property. The purpose of the Cluster Plan is to achieve this density without a major alteration to the property. Nix also noted that the Cluster option does not result in any density "bonus".

While this was not a Public Hearing, several area residents asked questions.

Ben Blesi, a Summit Street resident, asked whether water pressure would be affected by the new water main. He also noted that lot #6 on the proposed plan appeared to be at a low point on Summit Street, where storm water drains.

In response to a question from Nix, Petit noted that the existing garage on the property would be removed.

A question was asked about whether existing trees on the site would be removed. Petit noted that a part of the side hills is listed as a "common element" where the trees would not be cut. It was suggested to Petit that as much of the property be a common element as possible to avoid losing the green space.

In response to a question, Petit (after consulting with his builder) determined that the height of the proposed homes would be less than 30'. It was suggested that he confirm the proposed height of the homes.

A question was asked about the status of Backus Street. The City Manager said he would review the City's ownership with the City Attorney. After reviewing the plan, the City Manager said it was unlikely the City would abandon Backus Street.

Planner Larry Nix noted that on a preliminary basis, the proposed plan appeared to be a reasonable use for this site, the site being an old gravel pit. He noted that the applicant should study the points noted, as well as make any changes needed to the plan before coming back to the City Manager to schedule the public hearing for the Cluster.

Nix suggested that the applicant be sure to review all of the following areas:

1. The Water System and its effect on pressure in the neighborhood.
2. A Stormwater management plan.
3. The Building Height and any other proposed limitations.
4. The extent of the Common Element.
5. A Landscape plan.

Nix specifically noted that Lot 6 should be reviewed for drainage needs.

It was noted that the applicant would need to provide Condominium documents that will ensure any limits placed by the Planning Commission, go with the properties.

D. City Manager Update

The City Manager noted that Nix has begun work on the Master Plan Update.

V. MEMBER COMMENTS

None.

VI. ADJOURNMENT

There being no further business, the meeting was adjourned. The next meeting is tentatively scheduled for Thursday, October 20, 2005, at 6:00 p.m.

Frederick W. Geuder, City Manager