



MINUTES OF THE PLANNING & ZONING COMMISSION

Regular Meeting – 160 N Main St, Suite 400 (Public Safety Building, Meeting Hall)

October 21, 2021, 5:30 PM

Attendance: Trulock, Anderson, Hurt (digital attendance), Terrell-Alexander, and Wyatt (Digital); Staff – Jaeck Members of the public were present

A quorum was noted at 5:31 PM and the meeting started.

ITEM/ISSUE	DISCUSSION/ACTION
Pledge of Allegiance	The board led the Pledge of Allegiance.
Minutes	The minutes of the September 16, 2021 regular meeting were approved by acclamation.
2021.009.VAR Staff report for parcels M23-032 & M23-033	Jaeck reviewed the application for both properties. The applicant requested the same variance, to allow a build to line of 20 feet instead of the estimated 55 feet as required by the average of the developed block. Jaeck noted that the northern parts of the property are part of the lake or have a stream flowing. Additionally, there is an utility easement above that, both of which are long standing conditions as the property has not been developed since the neighborhood was created in 1948. Jaeck reminded the board that both properties require their own public hearings and votes.
Public Hearing – M23-032 Variance Request	<p>Peastor commented briefly that staff was correct in its presentations. He also added that granting the variance would add two potentially affordable lots for residential development.</p> <p>There was no additional public comment.</p>
Public Hearing – M23-033 Variance Request	<p>Peastor acknowledged the same issues apply to this property as well.</p> <p>There was no additional public comment.</p>
Variance Recommendation – M23-032	Anderson motion to recommend a variance for a 20-foot build to line. Terrell-Alexander second; vote unanimous (4-0)
Variance Recommendation – M23-033	Anderson motion to recommend a variance for a 20-foot build to line. Terrell-Alexander second; vote unanimous (4-0)
2021.006.TXT Alternative Nodal Zoning	<p>Jaeck reviewed the concept with Planning Commission. As requested by Mayor and Council, staff developed a method to provide alternative lot sizes. This was based on the same logic of the build to average for front setbacks, in which a zoning requirement is based on existing structures in the area.</p> <p>Jaeck walked the board through an example from their packet, S Fourth & Hill Streets. Staff took a 300 foot radius from an existing intersection to roughly approximate a block. Then located all properties partially or full within that radius with a detached dwelling. After that, each property with a detached dwelling unit, and having less than 0.5 acres was selected. The median of that size was determined. For this intersection, the median size of legal non-conforming dwelling units was 0.283. This meant that, if adopted, lots meeting all other criteria of the zoning ordinance could be created with this lot size.</p>

Jaek also noted that public comment had been negative thus far. The Historic Preservation Commission had unanimously recommended against the language and included a memo for the record.

Dick Schmidt spoke in favor of the request. It would resolve problem lots and provided a simple, non-judgemental way to allow for smaller lot sizes.

Beth Scott spoke in opposition to the request. She referred to a letter she had sent and asked them to recall her points in that letter. Also, she was concerned about the potential impact of this language.

There was no further public comment.

The Planning Commission then discussed the matter. Anderson raised the point that the matter of smaller lot sizes had come before the board in the past. However, there were concerns about parking, traffic, and other impacts on existing blocks.

[Wyatt lost connection and was considered to have left the meeting at 6:43 PM]

After further discussion Anderson motion to recommend denial. Terrell-Alexander second; unanimous (3-0),

The meeting then adjourned at 6:54 PM

Meeting adjourned at 6:05 PM

