

Minutes Approved September 1, 2009

Minutes
Planning and Zoning Commission
08/04/2009

The regular meeting was called to order at 7:04 p.m. at City Hall.
The following members answering to roll call: James Dennis, Dave Eden, Louis Woody, DF Eukel, Matt Lee, John Hull. The following city personnel were also in attendance: Code Enforcement Officer Bruce Conway, City Administrator John Rice, and Public Works Director Gene Stanton. Absent was Dennis Thrasher.

Minutes:

A motion to approve minutes for July 7, 2009 was made by Eukel, seconded by Woody. Minutes were approved.

Discussion was held on allowing mixed-use occupancy with residential:

Conway discussed a text change for mixed-use occupancy (commercial mixed with residential). Under the current code, mixed use is only allowed in the "B-2" Central Business District and only in the loft area of the building. Conway and Stanton meet with Slone Architects about the proposed living quarters below Main Street Market, according to the architect's interpretation of the International Fire Code, if you sleep there; the entire building must be sprinkled. Conway stated he would like to propose a text code change to allow mixed use in all commercial districts as long as all International Building/Fire Codes are followed

Lee made motion for proposed text change to include upper, lower, and main floor in all commercial districts. Seconded by Eden. With the following roll call vote recorded:

AYES: Dennis, Eden, Woody, Lee

NOES: Hull, Eukel

ABSTAIN: None

ABSENT: Thrasher

Discussion was held on putting agenda on city web site so citizens can view:

Conway stated that we cannot put minutes on the website until they are officially approved by the planning and zoning commission at the next regularly scheduled meeting. Weldy told the commission that she was working on getting the website set up to post the agenda and the approved minutes. Rice stated he would present this to council for approval.

Discussion was held on options concerning new subdivision regulations on storm water regulations or going green:

Conway stated that at present our code requires that a new sub-division is required to put in curbs, guttering and storm drains. However, with the possibility of going "Green", Conway would like to add an option to the code for the developer the choice of using grass ditches instead of curbs and guttering and green area's to absorb storm runoff. Stanton explained that the developer would have a study done and present to the city engineers to look over and approve. Rice told the commission that Department of Natural Resources was pushing this type of storm water collection. Stanton stated that we do not have a comprehensive plan for storm water runoff. Conway stated that he would look further into this and bring something back to the planning and zoning commission at a later date.

Discussion of Temporary use Permits:

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Conway presented the commission with copies of the temporary use permit and asked that they review the code.

According to State Statute 71.630 we can not charge someone a permit fee to sell there own produce. Dennis instructed Conway to update temporary use permit code language and bring back at a later date for review.

Old Business:

Discussion was held on Business Licenses.

Conway updated the commission there are many houses in town that do not have house numbers on them. Suggestion was made that the city might buy numbers in bulk and give to the homeowner to put on their house.

New Business:

None

Motion to adjourn made by Hull and seconded by Lee. Meeting adjourned at 8:50 p.m...

Respectfully submitted,

Matt Lee, Secretary

Shari Weldy
Secretary Designee