

**PLAN COMMISSION
MINUTES**

Wednesday, June 27, 2018

Present: Butch Trevor (Chairman), Mike Crotty, Peter McDermott, Cindy Wermuth, John Wetzel, Craig Mack

Absent: Bill Fitzsimmons (Vice Chairman), Jeff Nelson, Alan Hon, Dennis Kelly, Matt Puck

Staff: Ray Forsythe, Jeff Anderson

Others: Irene Mekus, Silas Metternick-Jones

1. Call to Order

Chairman Trevor called the meeting to order at 4:00 pm.

2. Reading and approval of Minutes – May 23, 2018

Motion made by Commissioner McDermott; seconded by Commissioner Crotty, to approve the minutes for May 23, 2018. Motion carried unanimously.

3. New Business

- a. **PC 18-05 – Public Hearing and request from Peter McDermott for a Special Use Permit for a yoga/fitness studio in an I-1 District at 4701 41st Street. (Ray Forsythe, Planning & Development Director)**

Ray Forsythe stated PC 18-05 is a public hearing and request from Peter McDermott for a Special Use Permit for a yoga/fitness studio in an I-1 District at 4701 41st Street. Mr. Forsythe stated the staff report, application materials, and all attachments will be entered into the record for this case and noted the public notice was published in the Dispatch on June 7, 2018.

Mr. Forsythe noted the City Council has approved a Zoning Code Amendment to allow Special Use Permits within the I-1 District at its June 26, 2018 meeting. Mr. Forsythe stated that Commissioner McDermott has one remaining lot available on 41st Street and is hoping to sell the property for conversion by the potential owners to a yoga studio. Mr. Forsythe noted the plans for the studio appear to fit within the I-1 District further noting there are no adjoining residential properties and preliminary sign and building plans were submitted as part of the Special Use Permit application.

Commissioners noted prior conversations had covered all discussions regarding the application.

Motion made by Commissioner Wetzel; seconded by Commissioner Wermuth, to approve a request from Peter McDermott for a Special Use Permit for a yoga/fitness studio in an I-1 District at 4701 41st Street, subject to staff's request for a more detailed submittal of drawings showing the following items prior to building permits 1) Dimensioned parking layout and access, 2) Landscaping, 3) Parking lot lighting, 4) Stormwater controls and calculations, 5) Sidewalk extension (completion of the missing

segment), 6) Sign plans, and 7) Building plans. Motion carried 4-0, with Commissioner McDermott abstaining. Motion approved.

4. Discussion: Zoning code review – housing alternatives

Chairman Trevor noted Shawn Christ, Land Development Manager, provided a Memorandum regarding housing alternatives with related information on the topics of tiny houses, accessory dwelling units, short-term rentals, and small-lot subdivisions.

General discussion took place amongst the Commissioners related to the various housing alternatives topics. It was identified throughout discussion that there are areas within the City that allow high density infill. It was also noted that because no universal definition exists for a tiny home it is difficult to address the needs, if any, for the City as some tiny homes are fixed while others are mobile on trailers. It was also noted that no second dwellings are currently allows on a single lot within the City. It was the consensus of the Commissioners that no changes to the Zoning Code should be made at this time, however, the Commissioners suggested that staff keep researching trends to update the Commissioners with pertinent information as it becomes available.

5. Review upcoming meeting

No information was provided for upcoming meetings.

6. Public comment

Jeff Anderson, City Planner, informed the Commissioners that the Avenue of the Cities plan was underway.

7. Adjourn

There being no further business, the meeting adjourned at 5:12 p.m.

Respectfully submitted,
Anamaria Vera, Administrative Secretary