

PLANNING COMMISSION MINUTES

DATE: April 13, 2015

TIME: 4:30 p.m.

PRESENT: Chairperson Davis, Commissioners Boettcher, Buelow, Ballard, M. Olson, and L. Olson

ABSENT: Commissioners Hahn, Porter, and Fritz

STAFF PRESENT: City Planner Mark Moeller; Assistant City Planner Carlos Espinosa

The meeting was called to order at 4:30 p.m. by Chairperson Davis.

Approval of Minutes – March 9, 2015

The minutes for March 9, 2015 were approved upon motion by Commissioner M. Olson and second by Commissioner Boettcher.

Abramson CUP Review

Chairperson Davis opened the public hearing and asked the petitioner to describe the project. Scott Abramson, Abramson Properties LLC, stated that the project at 72 and 74 East Third Street involves 14 apartment units with 36 total bedrooms. Mr. Abramson stated that the project entails a complete rehabilitation of the whole building. The project previously received a variance to setback requirements from a public parking lot, and now they are asking for a Conditional Use Permit for the residential units on the first floor.

Chairperson Davis clarified that there are 14 units proposed – not 18. Mr. Abramson replied affirmatively.

Chairperson Davis also asked if there are other buildings in the downtown area with first-floor residential units. Mr. Abramson responded that he is aware of some units on West Third Street.

There being no further questions for the petitioner, Chairperson Davis asked staff to present the staff report. Mr. Espinosa stated that staff's review has found the project to meet both the general and specific criteria for the CUP, thus approval of the request is recommended.

Chairperson Davis then asked if anyone else would like to speak for or against the project. There being no one who desired to speak, Chairperson Davis closed the public hearing.

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Following miscellaneous discussion about the need for parking in downtown and the 100 foot setback to a public parking lot, Commissioner Boettcher motioned to adopt the resolution attached to the agenda. The motion was seconded by Commissioner L. Olson and approved unanimously by those present.

Site Plan Review – 280 Franklin Street

Mr. Moeller stated that the Planning Commission is being asked to review the site plan for 280 Franklin Street due to a request from the adjacent property owners, Dave and Nancy Dornfield. The project entails construction of a 15 unit apartment building. Mr. Moeller stated that the Dornfield's had presented the follow proposed project modifications as part of their request:

1. The incorporation of a small tree privacy fence along a portion of the northerly property line.
2. Moving the building 8-10 feet further to the south.
3. Certification that there will be a minimum of 2 feet between the projects driveway and the Dornfeld's south property line.

Mr. Moeller then noted recommendations/requirements from staff's review of the project:

- Moving utility connections to Broadway vs. Franklin Street mains. Rationale for this requirement being that Franklin, as a newly constructed street, would be impacted by the construction of utility services to its "west" side.
- Sizes of utility services are not shown.
- Given that the site will convert present green space into hard surfaces, the applicant will need to provide an "engineered" stormwater management plan to the City Engineer, for approval-prior to the issuance of development permits

Mr. Moeller stated that given the project meets minimum setback requirements and staff will certify that the two-foot buffer is provided, the main issue for the Planning Commission to review today is proposed landscaping for the project.

Chairperson Davis asked the adjacent property owners to describe their request. Dave and Nancy Dornfield stated that they are asking for a green living fence between their property and the proposed apartment building. The Dornfield's noted that they thought they had an agreement with the developer regarding the living fence, but the agreement fell through prior to the meeting.

Chairperson Davis asked if the petitioner would like to speak. Pauline Krause stated that she had met with the Dornfield's to discuss the living fence, but she decided to let the Planning Commission make the decision about the landscaping.

Commissioner M. Olson stated that she has concerns about the south facing façade of the building as well.

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Commissioner L. Olson questioned the need for screening between the two properties.

Commissioner M. Olson made a motion to table the site plan pending review of a landscape plan. The motion died for lack of a second.

Commissioner L. Olson made a motion to approve the site plan without any screening between the properties. The motion died for lack of a second.

Following further discussion about potential landscape improvements, Commissioner M. Olson made a motion to table the site plan pending review of a landscape plan for the entire property. The motion was seconded by Commissioner Buelow. Upon vote, the motion passed with Commissioners Davis, Buelow, M. Olson, and Boettcher voting for; Commissioner L. Olson voting against; and Commissioner Ballard abstaining.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 6:00 p.m.



Carlos Espinosa
Assistant City Planner