

PLANNING COMMISSION MINUTES

DATE: May 13, 2013

TIME: 4:30 p.m.

PRESENT: Chairperson Porter, Commissioners Boettcher, Gromek, English, Ballard, and Olson

ABSENT: Commissioner Hahn, Davis, and Buelow

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

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

Approval of Minutes – April 22, 2013

The minutes for April 22, 2013 were approved without changes upon motion by Commissioner Gromek and second by Commissioner Olson.

Public Hearing – Final Plat – Matejka First Subdivision

Chairperson Porter opened the public hearing.

Mr. Espinosa, Assistant City Planner, stated that the proposed subdivision meets zoning requirements except for frontages of the two lots. However, the applicant has received a variance for this. Additionally, the City Engineer is comfortable with the proposal. As result, staff has recommended approval of the subdivision.

There being no others to speak regarding the proposal, Chairperson Porter closed the public hearing.

Commissioner Boettcher motioned to approve the proposed subdivision. The motion was seconded by Commissioner Olson.

Commissioner Olson asked if the two new properties would have sufficient off-street parking. The applicant, Jeff Matejka, stated that there would be.

Chairperson Porter asked if the homes to be constructed would be comparable to other homes along Wildridge Drive. Mr. Matejka stated that they would be – although the lots have small frontages, they are relatively large and will support homes in character with the neighborhood.

Upon vote, the motion to approve the subdivision passed unanimously.

PLANNING COMMISSION MEETING MINUTES

MAY 13, 2013

PAGE 2

Discussion – B-2.5 Amendments

Mr. Moeller, City Planner, introduced the agenda item and reviewed proposed ordinance amendments to the B-2.5 zoning district. The amendments address requirements for lot area per dwelling unit, off-street parking, and minimum average unit size. The lot area per dwelling unit is proposed as 1,500 square feet with the potential to reduce the number to 1,200 if required off-street parking is provided within the footprint of a building. The parking requirement is proposed as 2 per dwelling with the potential to reduce the number to 1.25 if there are three or less dwelling units or if parking is provided within the footprint of a building. Finally, the minimum dwelling unit size is proposed to be an average of 1,000 square feet for properties exceeding three dwelling units.

Commissioner Gromek asked how the current un-finished building at 2 Washington Street would be affected by the parking requirements. Mr. Moeller responded that the project would not be affected if it is completed according to existing building plans. Commissioner Gromek also asked if the other proposed regulations would restrict potential purchasers of 2 Washington Street if the building is completed according to existing plans. Mr. Moeller responded that if constructed per existing plans, the project would not be affected by the new regulations.

Commissioner Boettcher stated that the average minimum dwelling unit size regulation would permit smaller units on lower floors and larger units on upper floors.

Commissioner Olson stated that he feels a 1,000 foot average minimum dwelling unit size would be too restrictive. Mr. Olson stated that he's not as concerned about density as long as future residents have a place to park.

Chairperson Porter asked about the size of units at 2 Washington Street. Mr. Moeller stated that the plans show units approximately 1,500 to 1,700 square feet in size.

Chairperson Porter asked what staff thought about the 1,000 foot average minimum dwelling unit size. Mr. Moeller responded that it could be removed from the proposal, but an average versus a simple minimum gives a developer more flexibility in determining unit sizes.

Chairperson Porter stated that perhaps parking could be allowed off-site within 300 feet.

Commissioner Boettcher stated that downtown development near the riverfront should consider proposed improvements to Levee Park.

Commissioner Olson stated that he'd prefer to see as much flexibility as possible in the new regulations.

Commissioner Gromek stated that if only minimum lot size and parking requirements are instituted, a developer could simply create a large parking area to support a building

PLANNING COMMISSION MEETING MINUTES

MAY 13, 2013

PAGE 3

with a number of very small units. The 1,000 foot average minimum unit size would prevent that from happening.

Commissioner Olson stated that the completion of the project at 2 Washington Street would depend on if the property is sold with the adjacent lumber yard. Mr. Moeller stated that both properties are being sold in one package.

Chairperson Porter asked if Commissioners had any other comments or if they would like to modify the proposed regulations. There being no comments or modifications, Chairperson Porter asked if there was a general agreement to send the B-2.5 amendments to a hearing as proposed. Commissioners indicated that there was a consensus to send the amendments to a public hearing.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned at 5:45 p.m.

Carlos Espinosa
Assistant City Planner