

Planning Commission

April 13, 2017

- Motion to accept resignation of Neil Weeks, Chairperson of Planning Commission
- Motion to elect new chairperson of Planning Commission
- 4551 Ammon, Conditional use application, chicken coop, set date for Public Hearing
- 1440 S Green Rd, Conditional use application, day care, set date for Public Hearing
- Ordinance 01-17, Amendments to sections 726.05, 761.02, 761.04, 761.06, 762.12, discussion
- Medical marijuana legislation, discussion

Acting Chairperson Ramon Adams called meeting to order at 7:40 pm.

Members present: Ramon Adams, Carlean Alford, Matt Wiederhold. Absent: Dan Ivins, Earl Stovall.

Mr. Adams made motion to accept resignation of Planning Commission member, Neil Weeks. Ms. Alford seconded. All ayes. (3-0-0) Neil Weeks resignation received on March 29, 2017, accepted.

4551 Ammon, Conditional Use application, chicken coop, set date for public hearing -

Mr. Adams made motion to set date for public hearing for conditional use application for chicken coop for 4551 Ammon Rd. for April 27, 2017, at 7:00 pm. Mr. Wiederhold seconded. All ayes. (3-0-0). Public hearing for conditional use application for chicken coop for 4551 Ammon Rd. set for April 27, 2017.

1440 S Green Rd., Conditional use, day care, set date for public hearing-

Mr. Adams made motion to set date for public hearing for conditional use application for day care for 1440 S Green Rd. for April 27, 2017, at 7:15 pm. Mr. Wiederhold seconded. All ayes. (3-0-0). Public hearing for conditional use application for day care for 1440 S Green Rd. set for April 27, 2017.

Ordinance 01-17, Amendments to sections 726.05, 761.02, 761.04, 761.06, 762.12, discussion-

Councilman Jason Russell gave handout to board members regarding changes to ordinance. Councilman Russell introduced this to council in order to help restructure approval of residential construction, be it new or rehabs. He discussed how someone can currently get a permit for residential new build or addition. If owner wants to build a new home on a vacant lot, they submit to the building department, then to City Architect and to Building Commissioner to issue permits. If it is a commercial project, it must be submitted to Architectural Review Board for review before Building Commissioner can issue permits.

This legislation would unify the process so there will be more discussion/approval by ARB for projects in the City. As the current ordinance stands residential new homes only go to the city architect (which we do not even have at this time). Commercial & industrial projects must be submitted to the Architectural Review Board (ARB). The proposed legislation would have all projects go to ARB. There would no longer be a city architect; the ordinance would replace city architect with ARB. Architectural Review Board consists of architects and landscape architects.

Councilman Russell quoted chapter 761.06 "ARB powers and duties; appointment; terms; membership. The Mayor appoints the board: members include architect, landscape architect and/or engineer. "

This legislation was brought up in order to review process due to the new house that was built on Argonne that does not fit in with other homes in area. The house met all building codes and zoning codes, but really does not fit in aesthetically with the older homes on the street. It would be wise to utilize ARB, so as not to recreate the wheel. In reference to changes in legislation: wherever city architect is mentioned in legislation, the city architect is taken out. This is just an ordinance change, no charter change. There was discussion on appointment of board members by Mayor.

Mr. Wiederhold brought up discussion on threshold of applications. Garages may be subject if attached to the house. This is still up for discussion, may be left in hands of building commissioner or go before ARB, may depend on property location. Most likely anything attached to home would go before ARB. Committee is still reviewing. Building department does review garages and sheds for zoning, but not for aesthetics. Can create a threshold to state that if structure is harmonious with the house, then can go through building commissioner. This can be written into the legislation. Mr. Adams referenced section 762.12 (A), had discussion on the language. Mr. Adams would like to add to the language within 5 "business days", not just 5 days. Need to consider neighbors behind as well as vision from the ROW. There was discussion on ways to possibly notify neighbors of applications or plans to give them an opportunity for input. Councilman Russell discussed permits for steps; would City want to send to ARB if not doing brick and sandstone? If replacing like for like, possibly not have to go before ARB? It does currently state in ordinance that you are to replace like for like. At this time, when application is submitted for other than brick/sandstone, the building commissioner goes out on each application and uses judgment based on what is going on with neighbor's properties on the street. If City wants to codify, should be further discussion on the issue. Building Commissioner goes out often to review steps often. Building Commissioner stated that making contractors/homeowner waiting on notifying neighbors creates delays and a lot of administrative work and puts a waiting period on homeowner, more trips to Building department, need to discuss further if make changes to legislation.

Mr. Adams recommended approval of Ordinance 01-17, Amendments to sections 726.05, 726.02, 761.04, 761.06, 762.12 with addition of language in Section 762.12 (A) to state within 5 "business" days.
Ms. Alford seconded. All ayes. (3-0-0)

Medical marijuana legislation- discussion

Board will discuss at next meeting to have more members present.
Board asked if can ask Police chief to attend April 27, 2017, meeting.

Mr. Adams made motion to close April 13, 2017, meeting. Mr. Wiederhold seconded. All ayes (3-0-0).
Meeting adjourned 8:28 pm.

Ramon Adams 4/27/17
Acting Chairman Ramon Adams Date

Monica Ferrante
Monica Ferrante, Recording Secretary