

**PLANNING COMMISSION
MEETING MINUTES
MARCH 26, 2003**

I. CALL TO ORDER

The meeting was called to order at 7:30 p.m.

Chairman Davis stated that we have two new members on the board, however, Commissioner Maggie Brandt, will be unable to attend for a few months due to her unit in the reserves being called into service. Davis called for a moment of silence in support of our troops.

II. ROLL CALL

Present: F. Davis, R. Johnson, F. Enneking, J. Adams, C. Knapp

Absent: R. Miller (excused) M. Brandt (excused) G. Clark (excused)
N. Fosket (excused)

Staff: N. Voght, City Planner
N. Schuette, Department Secretary

III. APPROVAL OF MINUTES – February 19, 2003

R. Johnson moved to approve the minutes of February 19, 2003 (Support: C. Knapp) and the motion carried unanimously.

IV. AUDIENCE PARTICIPATION

None

V. OLD BUSINESS

529 Tyler - Voght stated that K. Schwartz, Attorney, who is representing this applicant, indicated that the project had been delayed by the project engineer, who was ill and unable to complete the plan. However, they expect to have a revised site plan submitted for the next regularly scheduled meeting in April and hopefully, all outstanding site plan issues will be addressed.

Cross Street Master Plan Amendments - Voght attended the Normal Park Neighborhood Association meeting on March 5th with the Mayor, City Manager and Brett Lenart, Redevelopment Coordinator. He gave a presentation on the amendments that we are looking at for the Cross Street area. Staff will continue to get the word out on the changes we hope to make. Voght would like to schedule a workshop with the commission for some time in May at which time he hopes to have an "open house" type of format with maps displayed on what has already been done, do a presentation and then have a question and answer period.

Next Month's Agenda - Five site plans have been submitted, however, only three will be on the agenda since the other two did not meet our minimum information standards that are required. The three that will be on the agenda are: Publisher's Storage at 660 S. Mansfield, 428 S. Grove, and 529 Tyler Road, assuming we receive a revised plan.

Davis asked members to decide on a date for the workshop and it was agreed that it would be held on May 28th in the City Council Chambers.

Commissioner Adams asked staff for a list of the President and members of the Normal Park Neighborhood Association. Voght responded that he will put him in touch with the President.

VI. NEW BUSINESS

1. Planning Commission Workshop – South Depot Town Neighborhood Master Plan Update.

Brief description of South Depot Town Neighborhood site walk, which occurred from 6:00PM to 7:00PM, before the official meeting:

Nathan Voght, Planner II, Frank Enneking, Roderick Johnson, John Adams, Chris Knapp, and numerous neighborhood residents and business owners met on North Lincoln to walk the neighborhood. The group walked south to North Street, then continued south to Babbit. The group discussed the narrow road that heads south past the BP Station on Michigan Ave. and asked Voght if that was a road and how wide the right-of-way is. Voght stated he would research this. The group headed west along Babbit discussing some properties that were abandoned and not maintained very well. They also discussed the burned houses on North River behind the Dairy Queen and what redevelopment potential they had as either residential or commercial. The group then headed north along North River and east along North St. and then ended the tour.

Davis stated that the purpose of this meeting is for the commission to attempt to come up with a plan for recommendation to amend the current Master Plan for the South Depot Town neighborhood to one that is less complicated. After completion of this, we will devise a land use map and according to state law, distribute it to surrounding communities for their input. A final public hearing will then be held before adoption by the Planning Commission. He continued by stating that this will be a difficult issue but the board will try to come up with a consensus as to what it should be. Davis reviewed what had already occurred with the workshops that have taken place and the presentations that were made by the neighborhood association members, business owners and other people in attendance that had concerns. The board received a lot of comments which are part of the meeting minutes. The next step is to take the input from that and attempt to address the uses that are deemed to be appropriate.

Davis emphasized that this discussion will be about land use and not zoning. It is his opinion that the board will not be able to fit all of the uses perfectly into any one plan. If they can attempt to come up with two or three different designations that make sense of common uses, keeping in mind that we are discussing land uses and not zoning, and come to a consensus on how this could be done, this would be a first big step.

Voght suggested that they start with the current Master Plan and go from there. He feels that the current Master Plan shows a total disregard for single family or two-family uses by designating a majority of the neighborhood R3 (Medium Density Residential). On N. Lincoln, there is an immediate transition from residential to commercial/industrial which allows some intensive and incompatible industrial uses. It is his view that there is a single-family neighborhood here that should be recognized, which the current plan does not do. There is no transition from residential uses to more intense uses. A neighborhood can be encouraged by lowering the residential densities, which would encourage home ownership.

The Commission used the existing Master Plan map and the staff-proposed map to assist in making suggestions and possible alternatives. There was general consensus that the western part of the study area, encompassed by North River, should be reduced from 3-4 family to 1 and 2 family. Also, the eastern part of the study area would generally remain commercial/industrial. However, the Commission struggled with how to

provide an appropriate transition between the two areas. Finally, after approximately three hours of much discussion and exchange of views, the board came to a consensus as to how this area should be designated, and how the transition would occur.

R. Johnson moved to authorize staff to go forward with the process to amend the Master Plan according to the map and legend as developed and presented tonight, and distribute it in compliance with State Law to surrounding communities (Support: F. Enneking). A roll call vote was taken and carried unanimously.

VII. ADJOURNMENT

Since there was no further business, R. Johnson moved to adjourn the meeting (Support: C. Knapp) and the motion carried unanimously. The meeting adjourned at 10:50 p.m.