

PLANNING AND ZONING COMMISSION MONTHLY MEETING

Council Chambers

6/25/13 6:30 P.M.

Present: Nick Colbert, Larry Wright, Joel Amandus, Lyle Brown, Ed Delaney, Ron Welder, Council liaison Kevin Rink
Absent: Brenda Parker
Staff: Doug Krogmeier, Heather Huebner
Visitors: Council member Mark Lair, Linda Lair

Chairman Nick Colbert called the meeting to order at 6:30 P.M. with six members present.

ACTION ON MINUTES

The minutes from May 28, 2013 were approved on a **motion by Amandus, seconded by Wright** after a grammar correction had been made.

Motion passed yes-6, 0-no.

NON AGENDA ITEMS

None

Commission Discussion

13-10: Commission review/discussion of parking regulations relating to requirements for paved parking.

Staff reviewed case report. Staff informed the Commission that currently there are 298 paved commercial parking lots, 37 partially paved and 59 lots that are entirely gravel. Welder mentioned that it would be a lot of money if all business owners were required to pave their lots. Staff reminded commission that they could rewrite the code to mandate a percentage of their lot be paved or provide paved spots next to building.

Larry Wright referenced city code 10-19-2 “All buildings and structures erected and all uses of land established prior to the effective date hereof shall not be required to construct off-street parking and loading spaces as required in this Chapter. Uses of land established prior to the effective date hereof shall not use the land in violation of the parking requirements as established in this Chapter” City Code 10-19-2.

Wright asked for clarification, citing that he understood it that anyone who owns a parking lot that is grandfathered prior to the 1969 code would not be able to use the land if such use was in violation of the ordinance that such grandfathered status was given.

Ed Delany expressed not wishing to put expenses on citizens trying to establish a business in town. Wright responded that with the newly adopted comprehensive plan the city and commission should be looking forward to up hold the standards of the community and not keep substandard environments.

Lyle Brown addressed parking in alleys. Staff stated that parking for home owners, tenants, business owners and employees does not constitute as public parking. Staff stated that since the code does not require for paved alleys it is hard to mandate paved parking in alleys.

Delaney questioned if the commission could provide business owners options when it comes to other substances to coat parking lot. Staff foresees problems enforcing this.

Amandus stated that he was in favor of paving lots, especially ones in view from the highway.

It was declared that enforcing the pavement issue now would be good because it goes hand in hand with the newly adopted comprehensive plan.

Wright reminded commission that the role of the commission is not to determine how enforcement will commence, that is up to Council, Welder concurred.

Nick Colbert declared that is was a consensus of the commission to keep what is stated in city code and enforce it.

OLD BUSINESS

None

OTHER/NEW BUSINESS

None

With no further business brought before the Commission

Motion was made by Welder to adjourn and was seconded by Wright.

Motion was passed unanimously. The meeting was adjourned at 7:07 P.M.

Nick Colbert, Chairman of Planning and Zoning Commission