

PLANNING AND ZONING COMMISSION MONTHLY MEETING  
Council Chambers  
2/24/15 6:00 P.M.

Present: Ron Welder, Larry Wright, Joel Amandus, Ed Delaney, Brenda Parker, Council Liaison Kevin Rink  
Absent: Neal Boeding, Lyle Brown  
Staff: Doug Krogmeier, Emily Britton,  
Visitors: Mark Lair, Linda Lair, Stephanie Knoch, Robert Morawitz, Gary Pilkington, Kathy Greenwald

**Ron Welder called the meeting to order at 6:00 P.M. with seven members present.**

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ACTION ON MINUTES

**The minutes from January 27, 2015, were approved with corrections on a motion by Amandus, seconded by Wright.**

NON AGENDA ITEMS

None

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**Public Hearing: Variance request to reduce required off street parking for three rehabilitation project at 801 Ave G, 702 Ave G, and 614 7<sup>th</sup> St. for Frantz Community Investors.**

Staff reviewed. Welder questioned whether there will be handicap accessible units that would also require handicap accessible parking. Krogmeier said there are a few handicap units as well as handicap accessible parking spaces that already exist on the street, but they have not asked to add any handicap spaces. There are currently 272 parking spaces downtown including two city parking lots, but this will require 15% more.

**Welder opened the public hearing at 6:08.**

Tom Frantz, part of the development team, explained there will be residential as well as commercial space and it is the intention to work together and avoid blocking customer parking for the businesses. He pointed out that it would help if they are able to utilize the nearby city parking lots or reduce the required parking to 1 space per unit as opposed to 1.5 per unit. He believes the existing 2-hour parking spaces will help deter residents from using those spaces, leaving them available for customers of the businesses.

Gary Pilkington of 1011 Ave F, also owner of 807/809 Ave G, pointed out that although there is 2 hour parking, it is rarely enforced like it used to be. He explained tires are not marked, checked, and ticketed, but the police department will do so if called with a complaint. He suggested informing potential residents of the parking regulations prior to them moving in. He also suggested getting rid of the parking code for the downtown area because every property will require a variance if adding an apartment because there is simply no off-street parking available without tearing down a building.

Bob Morawitz of 1405 Ave D showed concern about alternatives if the variance is denied, specifically tearing down historic buildings to provide the required parking. He insisted the commission think of the long term issues and address the total lack of parking downtown, however because there are no means to change the situation at this time he would like to see the variance approved.

**Welder closed the public hearing at 6:13.**

Krogmeier directed the commission's attention to the written comments provided. Amandus asked about paving the 41 spaces in the city lot, and Krogmeier said it is something to look into, however he was unsure what the budget is for maintenance on that lot. Welder considered the

possibility of sectioning off part of the city lot for use by the residents, and Krogmeier agreed that leasing a section of the lot for their use is a possibility, however that would not solve the issue of the residents parking on the street regardless. Parker asked what the Comprehensive Plan indicates regarding this issue, and Krogmeier said it does not specifically address parking but the plan's goal is to make the city look nicer. Wright questioned any past decisions that may be similar to this, and Krogmeier referenced a building owned by SSMID where they requested a similar variance when adding residential space, and they were required to add 6 spaces behind the building to leave street parking available for commercial use. Wright then asked if there was a variance done for 833 Ave G when 4 apartments were added, but Krogmeier said they were either approved for a variance, or they never asked or addressed the issue. Wright pointed out this will set precedence for similar situations in the future and it is important to account for that. He also said there are plenty of buildings with space available to potentially turn into residential units and he wants to ensure the city does not end up in a tough place later by allowing this now then having to allow the same thing later for everyone. Krogmeier explained the goal of the code is to make the developer address the parking prior to it becoming an issue for the city to deal with later. Parker asked how they could require any parking, even a reduced number, when there is simply nowhere to accommodate that. Krogmeier suggested the Police Department would have to spend extra time enforcing regulations in that area and keep a closer eye on it. Wright then questioned whether the city has the resources to maintain something down there and indicated lack of resources for maintenance is the reason the stop lights were removed. Amandus asked about the possibility of turning Avenue G in that area into a one lane, one-way, street allowing for angle parking on both sides. Krogmeier stated that was a possibility discussed by staff and it seems that would create an additional 15 parking spaces per block, but it would be a huge change that would require further discussion and research. However, he pointed out, trucks including UPS typically park on the street to unload and block one of the two lanes of traffic which would result in them taking up those additional spaces anyway. Delaney stated there are several options however there is no money for things like parking garages. Krogmeier then explained that if the variance is denied the developer would be required to provide the off-street parking within 300 feet and there is simply nowhere to do so without tearing down a building and the Historic Preservation Commission would not like that alternative.

Mark Lair asked if an agreement with owners of nearby private lots would help. For example, nearby churches allowing residents to use their lots certain times of the day but leaving them open for the church when necessary, which could help with after-hours and overnight parking. Welder said an agreement like that would be between the developer and the private owner of the lot. Krogmeier said there is a section of code about multi-use parking spaces where an agreement may allow one use part time and another use part time, such as a bank allowing their parking lot to be used by someone else from 6pm to 6am which is something that could be agreed upon with private lot owners and considered.

Commission discussed the Finding of Fact.

Wright reiterated the importance of determining whether they will allow or deny similar situations in the future before deciding on this one to avoid creating a special privilege scenario. He also mentioned the noticeable difference when a neighboring property with 6 units is full as opposed to half full, and how parking is definitely affected by the additional tenants. Because that is a much smaller number of units the impact on downtown parking will be much greater with these additions. He suggested doing more research and getting some numbers to review while thinking about the long term effects before deciding. Parker requested clarification on whether they would be approving waiving the required number of spaces completely or allowing a reduction. Krogmeier said the discussion of alternatives brought up possible solutions that would help accommodate, but not necessarily reduce the number of spaces required. He then pointed out the commission could table the issue, and that would only delay the process some.

**Parker made a motion, seconded by Delaney, to approve the variance request to reduce required off street parking for three rehabilitation project at 801 Ave G, 702 Ave G, and 614 7<sup>th</sup> St. for Frantz Community Investors.**

**Motion passed. Vote: 4-yes, 1-no (Wright)**

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OLD BUSINESS

Krogmeier said the commission still needs to address the campers being used as permanent residential units within city limits as well as zoning code updates. Welder asked about the SUP request that was tabled at the last meeting and Krogmeier explained that since the rezoning was denied by City Council it was no longer an issue.

OTHER/NEW BUSINESS

None

**Parker moved, seconded by Amandus, to adjourn.**

**Motion was passed unanimously. The meeting adjourned at 6:33 P.M.**

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Ron Welder, Chairman of Planning and Zoning Commission