

# MINUTES OF THE SPECIAL PLANNING COMMISSION MEETING

## PLANNING COMMISSION/ BOARD OF ZONING APPEALS

February 8, 2007

**Commissioners Present:** Cowman, McLean, Gage, Wrischnik

**Others Present:** Justin Givens, Amy Barenklau, Brian McCauley, Dick Allenbrand, Vic Burks, Hannes Poetter

### **Item 1: Discussion of 50-Foot Right-Of-Way**

Planner Givens gave a brief history and presented some notes on the differences in 50-foot and 60-foot right-of-ways. Givens also presented some plats from developments with 50-foot rights-of-way and different build lines.

Dick Allenbrand stated that maintaining a 25 or 35-foot build line will help hold the houses back and give perception that they are not closer to the street. Additionally, it will give more space to park in the drives, not on the street like in Indian Hills. He also stated that it will assist builders and developers in maintaining the required slope for the right-of-way without jacking up the remainder of the drive to where it creates a problem for the homeowner and builders.

Hannes Poetter inquired about what developers would do with the additional 5-feet of lot and how many more lots the reduction in right-of-way would add to a development. He stated he feels developments look better with homes further away from the street.

Vic Burks said that reducing the pavement width lessens the cost to the city to maintain. He also stated that trees in the rights-of-way will always cause problems, which the city then has to pay to fix.

Steve Cowman said he would like to drive some streets to get a feel for the difference. Planner Givens indicated he would try to get this item on the March agenda, with the plan to have final action on the subject by April.

### **Item 2: Discussion of parking requirements in the Downtown Zoning District**

Planner Givens informed the Commissioners that they would be seeing the new building to be built on the Square at February's meeting. He stated that the developers had provided parking for their residential spaces under the building.

Hannes Poetter stated his concern for parking for businesses located around the Square if the Fire Department is built on the City parking lot. He asked if a restaurant was proposed for the Square

at this time if it would be allowed? Planner Givens stated probably not, depending on square footage of the building and parking requirements, which relates to the size of the building.

Mr. Poetter stated his concerns for property owners who purchase buildings and then are not allowed to utilize them for intended purposes due to the lack of parking spaces. He suggested that staff and the Commissioners consider one-way traffic on the Square to see if it would increase parking for the businesses.

Planner Givens stated that this is a difficult, but good problem. There are many other towns that would like to have the problem of not enough parking in their downtown districts and wanting to bring retail to the same district. He presented some options / suggestions for consideration by the Commissioners.

**Item 5:       Adjourn**

There was a motion to adjourn with all Commissioners in favor.