Planning & Zoning Commission
Tuesday, May 10, 2022 - 6:30 PM
MINUTES

1. Call to Order

   Chairman Green called to order the Planning and Zoning Commission meeting for May 10, 2022 at 6:33 p.m.

2. Roll Call

   Present - Chairman Ryan Green, Jesse Coppel, Jon Merriman, Charlie Campbell, Walter Raub, Steve Dyer
   Absent - None

   Staff present - Bailey Morlan - City Planner, Sean Staneart - Assistant City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

   Public present - David and Chyrel Cool, + 2

3. Pledge of Allegiance

4. Public Comment

   No comments

5. AR-1 Zoning District Review

   a. AR-1 draft edits

   Assistant City Manager Sean Staneart and City Planner Bailey Morlan provided draft edits made to Chapter 1151 Multiple-Family Residential AR-1 Zoning District to address concerns about multi-family and higher density developments in an effort to reflect more of what the zoning board wants to see more of in this community and to get something on the books ahead of passage of the new zoning code. Discussion on timeline for passage and who this change would affect. Ms. Morlan reviewed the suggested changes made, commissioners provided comments and asked questions as they worked through the draft.

   Chairman Green opened for public comments on the draft

   1. Cheryl Cool; 108 Maple Leaf Drive

      - Asked if this new ordinance would encompass the new Leafy Dell apartments. Staff answered no, the application has already been submitted.

   2. David Cool; 108 Maple Leaf Drive

      - Inquired on the variance process. Staff answered that there was criteria to be

followed. Some discussion with regard to setbacks.

Zoning commission board members provided their recommendations on the draft; Bailey Morlan made edits. Changes included a minimum lot size of 20,000 square feet and the square footage being above grade.

Public Hearing: No comments

Board was in favor of sending council their recommendation to pass the legislation.

ACTION:	Ryan Green moved to approve with changes made; Steve Dyer seconded and the vote was as follows:
AYES:	Steve Dyer, Charlie Campbell, Jesse Coppel, Chairman Green, Walter Raub
NOES:	None
ABSTAIN:	None

Passed 5 – 0

6. Zoning Code Draft Review/Discussion
    a. Draft Link

Chairman Green said the board has finished reviewing the document and he knows there are changes they will still want to make but wants to give newer members a chance to go through everything before sending to council. With the Intel news there will be some things to change, council may bring in an engineering firm to do the Comprehensive Plan, so the big thing for zoning is to make sure this draft matches the current Design Review, they have run into areas that conflict.. Would like to have a work session with the Design Review Board before passage. Board discussion on code sections, zoning and overlay districts and the zoning map; questions on process answered. Discussion on how best to tackle review and passage of the new zoning code and the amount of time it could continue to take. Planner recommendation is to update the most pressing sections of the current zoning code; multi-family, GCC, PUD etc. Planner to write sections to match the current code and bring to the board. Agreement for the board to review PUD for next meeting. Ryan Green and Jesse Coppell expressed a desire to also add signs to the next agenda; staff was concerned for the short amount of time to review but will plan to have a PUD draft.

7. Zoning Inspector

    a. April 2022 Zoning Report

    Jim Blair highlighted items on his zoning report included in the packet and answered board member questions.

8. Other Business

    1. Steve Dyer asked how they move forward with getting Design Review to have a theme. Sean Staneart said that is a heavy lift, he would not put that on the board to start that process, staff can handle some of that in the background to start and some may be addressed with the start of the Comprehensive Plan.

9. Adjourn

    Chairman Green moved to adjourn, Walter Raub seconded and all were in favor. Motion carried 5-0.

    Meeting adjourned at 8:30 pm.