

MINUTES
Planning and Zoning Commission
March 11, 2014

1. CALL TO ORDER

The regular monthly meeting was called to order by Chair Bell at 6:00pm.

2. ROLL CALL

Members Present: Bell, Golden, Pelley, Seidl, Gadelha, Budde, Mooney
Members Absent: Besler
Staff Present: Treharne, Hockett, Billings

3. MINUTES.

- a. Planning and Zoning – February 11, 2014
- b. Zoning Board of Adjustment – February 18, 2014
- c. City Council February 6 & 20, 2014

Motion by Mooney, seconded by Golden to approve the minutes of the February 11, 2014 Planning and Zoning Commission meeting.

All “Ayes” motion passed.

4. CITIZEN PRESENTATIONS

None

5. STAFF PRESENTATIONS

- a. Tower Terrace Road

Treharne discussed The Neighborhood at Indian Creek Plan and its identification of proposed development patterns surrounding Tower Terrace Road. He then went on to explain the City has received in a number of plats that are in line with the concepts presented in the Plan and the proposed changes to the road network.

- b. Corridor Project Update

Treharne informed the Commission that the City Council had selected a preferred design and planned for a public open house later in the month.

6. DIRECTORS REPORT

Treharne noted that the ordinance allowing urban chickens and ducks passed so staff will be reviewing those requests. He also noted that a proposed ordinance to revise the allowed sale of alcohol in the Uptown District is being considered by the council. The City has also kicked off their Blue Zones project so the Commission should be alert to those invitations to participate.

7. GODRIC'S HOLLOW.

- a. CPC Resolution No. 14-02 recommending approval of Godric's Hollow Addition Final Plat (Linn County) located north of South 22nd Street, east of Skyview Drive (James & Catherine Spencer). Case # 13-32

Hockett presented the staff report and noted that the Plat falls within the City's 2-mile review area. Although the boundaries of the plat are not changing, there is an elimination of a setback line through the platting process.

Catherine Spencer of 1945 41st Street identified herself as the purchaser of the property and noted that the house will be well out of the 25-foot setback requirement.

Motion by Mooney, seconded by Gadelha to approve CPC Resolution No. 14-02 recommending approval of Godric's Hollow Addition Final Plat (Linn County) located north of South 22nd Street, east of Skyview Drive.

Roll Call:

Seidl	Aye
Pelley	Aye
Golden	Aye
Gadelha	Aye
Budde	Aye
Mooney	Aye
Bell	Aye

Motion passed.

8. INDUSTRIAL CENTER EAST SIXTH ADDITION.

- a. CPC Resolution No. 14-03 recommending approval of Industrial Center East Sixth Addition Final Plat, located north of 3rd Avenue and east of 35th Street (Tom and Nancy Riley Family, LLC). Case # 14-03

Billings presented the staff report and identified the proposed property to be platted for Marion Iron. She noted that the proposed final plat is not consistent with the approved preliminary plat so it had to come before the Commission for recommendation.

Seidl noted that the acres noted in the staff report were incorrect. Billings concurred and apologized for the error.

Motion by Golden, seconded by Pelley to approve CPC Resolution No. 14-03 recommending approval of Industrial Center East Sixth Addition Final Plat, located north of 3rd Avenue and east of 35th Street.

Roll Call:

Gadelha	Aye
Golden	Aye
Pelley	Aye
Seidl	Aye
Budde	Aye
Mooney	Aye
Bell	Aye

Motion passed.

9. EDGEBROOKE ESTATES ADDITION.

- a. CPC Resolution No. 14-04 recommending approval of Edgebrooke Estates Addition Revised Preliminary Plat located, east of Indian Creek Road and south of Tower Terrace Road extended (Country Creek, LLC and Jim Sattler). Case # 14-04

Hockett presented the staff report and identified the changes proposed in the revised plat compared to the original plat. Hockett noted the City is a financial contributor to the replat of this area because of the alignment of Tower Terrace Road.

Steve Scott of 3117 35th Avenue asked for confirmation that a portion of the gravel road (current 35th Avenue) will be eliminated as the plat gets developed. Hockett confirmed that it would go away.

John Dolphin of 2475 Oak Savannah Court asked for clarification on the zoning of the proposed platted area. Hockett informed him the current zoning of the property allows for both single family and two-family residential even though he did not believe the developer had any intent to develop the lots as two-family. He explained that with the proposed revision to the City's Zoning Map, this area was identified to be down-zoned to R-2, Single Family Residential.

Roger Cousins of 3650 Brookside Drive asked for confirmation that the area would be developed as single-family residential. Hockett noted that he could not confirm that, but had every indication to think so.

Motion by Golden, seconded by Seidl to approve CPC Resolution No. 14-04 recommending approval of Edgebrooke Estates Addition Revised Preliminary Plat located, east of Indian Creek Road and south of Tower Terrace Road extended.

Roll Call:

Golden	Aye
Seidl	Aye
Pelley	Aye

Budde	Aye
Gadelha	Aye
Mooney	Aye
Bell	Aye

Motion Passed.

10. ZONING CODE UPDATE.

The commission reviewed and discussed the proposed zoning map.

11. OTHER BUSINESS.

None

12. ADJOURN

There being no further business to come before the Commission, the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Tim Mooney, Secretary