

MEMBERS PRESENT: Tracy Davis, Jim Herreid, Alice Thomas, Suzie Nakasian, Richard Schulte and Steve Rholl

ABSENT: Greg Colby

ALSO PRESENT: Betsey Buckheit, Community Development Director Brian O’Connell, City Planner Dan Olson, GIS Technician Brian Welch, Recording Secretary Barb Neitzel

1) Call to Order and Approval of Agenda

Chair Davis called the meeting to order at 7:00 p.m.

A motion was made by Thomas and seconded by Herreid to approve the agenda of February 18, 2010. All in favor. Motion carried.

2) Approval of Minutes

A motion was made by Thomas and seconded by Rholl to approve the minutes for the special meeting of February 4, 2010, by amending Item 5a to change “alright” to “all right” and add “format of” before proposed Table 3.11-3. All in favor. Motion carried.

There was discussion regarding the content of the minutes. Some members felt the minutes did not reflect all the proposed changes to Land Development Code; however text changes were made to the actual Land Development Code document.

3) Unfinished Business Action Items:

4) New Business Action Items: None

5) Reports and Discussion Items:

a) Discuss Comprehensive Plan Goals Related to Residential Land Uses

The commission reviewed changes made to-date on Table 3.2-1 and found them acceptable.

The following revisions were made to Section 3.5.4:

- Figure 3-26 should be replaced with a photo of 513 Nevada Street
- Delete 3.5.2 (B), which states “For the purposes of these standards, “expansion” shall mean the expansion of the building floor area of the ground floor by more than 15 percent of the building’s footprint that existed at the effective date of this LDC.” The commission would like any increase in building footprint to be subject to the compatibility standards.

- Commission directed staff to develop graphics showing building placement. Thomas presented a graphic for average front yard building placement that would exclude outliers, which all members agreed should be incorporated into the Land Development Code.

GIS Technician Brian Welch gave a detailed comparison on existing building area ratios and floor area ratios between various areas of the city. The commission concluded that it would like to regulate the amount of building mass on a lot.

- b) Liaison reports: None
- c) Staff update on land use applications received: None
- d) Remarks by Chair:

Davis requested the following from staff:

- Each member should receive an electronic version of Brian Welch's power point presentation.
- Additional information related to dominant garages
- Hard copies of current LDC changes to-date

Nakasian suggested that each member read Sections 3.3.2 through 3.5 and also review the matrix for items relating to site development standards for existing residential before the next meeting.

Members discussed the possibility of changing the meeting time on March 18, 2010 so Davis could attend the Economic Development Authority Master Plan Steering Committee Meeting.

Davis noted Councilmember Zweifel is planning a ward meeting at St. Olaf. Nakasian and possibly Rholl offered to represent the Planning Commission at this meeting.

- 6) Adjournment:

A motion was made by Thomas and seconded by Herreid to adjourn the meeting. All in favor. Motion carried.

The meeting was adjourned at 9:22 p.m.

Submitted by:

Barb Neitzel
Recording Secretary