

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

ABSENT: Suzie Nakasian, Vacant Seat

ALSO PRESENT: Betsey Buckheit, Community Development Director Brian O'Connell, City Planner Dan Olson, Recording Secretary Sandra Bremer

Davis called the work session to order at 7:00 p.m.

1) **Discuss draft LDC regulations for City Council Work Session – April 13, 2010**

There was discussion on how the information on the residential district should be presented to the Council at their works session.

Davis asked that Staff send the LDC spreadsheet from last summer to the Planning Commission members, as it was recently updated.

Schulte presented his comments regarding the draft regulations and how it meets the Comprehensive Plan.

Davis requested that the members have two weeks to review the package of what will be presented to the City Council at their work session.

There was discussion among the members of the issues that should be highlighted in the presentation to the Council.

Schulte noted that the HPC had a discussion at their last meeting on what the term “compatibility” means in terms of the historic district.

2) **Review miscellaneous text changes to draft LDC - March 18, 2010**

The members reviewed the staff report and the changes made to the LDC at the last meeting.

Schulte felt there needed to be a definition of “patio.” Members agreed to rely on the dictionary’s definition.

There was discussion regarding the exemptions in 2.9.15 that are dealing with commercial antennae and they should be distinguished between commercial and residential antennae and should be organized differently so that all the references to antennae will be on one place.

It was agreed that any use in the telecommunications section that would be an accessory use to a principle structure would be put in the accessory use section.

It was noted on page 74 Satellite Dishes that the language is not consistent with the regulations. Staff was asked to distinguish between tower, mass, pole and antennae which are used interchangeably in the regulations. Also address if a telescoping part of the antennae would be included in the height of the tower and whether it is included in the height when it is fully open or fully closed.

It was agreed that solar energy systems will not be counted from being considered an accessory use.

The question was raised as to whether a detached garage could be converted into an accessory dwelling unit. It was noted that the language states it has to be part of a detached garage. It was agreed that there would be language added to the regulations to clarify this.

3) **Begin review of regulations relating to the N2-B district**

The Commission began review of the N2-B district by going through the Implementation Matrix.

There was discussion of how many regulations on anti-monotony features should be included. Staff will bring back some proposed language to consider.

Members felt that a bus trip into the newer areas of the City would be beneficial to see how the proposed regulations would affect the unbuilt areas of the City and the consequences. Staff will check to see if this can be arranged.

Thomas presented a revised version of the purpose statement for the N2-B. There was discussion of what the N2-B should include and how much mixed use should be allowed. It was agreed that the focus would be on the standards and deal with where this would be allowed on the map at a later time. It was noted that this would include the unbuilt areas of the managed growth area and the areas of the N1-B that are still unbuilt.

Staff will bring back rewording of the purpose statement for N2-B and then identify those portions of the implementation matrix that apply to the unbuilt residential areas. Staff was also going to come back with language that would regulate disbursement of housing or clumping homes together.

6) **Adjournment:**

The meeting was adjourned at 9:40 p.m.

Submitted by:

Northfield Planning Commission Work Session  
March 25, 2010 – 7:00 p.m.  
City Council Chambers

APPROVED: 04-01-2010

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Sandra Bremer  
Recording Secretary