

PLANNING AND ZONING COMMISSION
Thursday, October 11, 2012
7:00P.M. – COUNCIL CHAMBERS

Members Present: Chairman Turnroth, Debi Burke, Don Koehler, Chuck Koehler, Alderman Mark Vandersnick, Terry Wolf, Tony Sosi, Matt Lillpop, Bill Groleau, Sandy Henrekin (RFCDC), Robbin Blackert – City Administrator, Mark Searing – Building Inspector, Mayor Blanton and Sylvia Frey -Secretary.

Members Absent: None

Quorum was met and official business could be conducted.

First item of Business – Approval of previous month’s minutes – (07/12/12) Chairman Turnroth asked for the members’ approval of minutes for 07/12/12. A motion was made by Matt Lillpop, seconded by Mark Vandersnick to approve these minutes. Motion carried.

Next item of Business – Discussion – Formal Rules of Procedure – Public Hearing: Discussion was held regarding written documentation pertaining to the ‘order of business’ for public hearings; whereas, each member was given Chairman Turnroth’s proposed statement for their review. A motion was made by Debi Burke, seconded by Mark Vandersnick, to recommend approval of the ‘Order of Business’ Statement for P&Z Public Hearings as presented. Motion Carried - yes (9). This statement will be presented to the Ordinance Committee for adoption into our city ordinances.

Next item of Business – Discussion – Riverfront Zoning Ordinance/Covenants: Sandy Henrekin presented each member with a packet containing the proposed MU-1 Zoning District and covenants for the RB&W property for their review. Over the past 4 months she has been working with Vandewalle & Associates and Schreiber Anderson firms to create and critique the covenants to encompass future developments and to insure the integrity of this site. A composite of the design plat for the riverfront was shown to the members. Sandy explained that parking would be located in the back of each building and not on East Second Street which will eliminate overcrowding and traffic flow difficulties.

Sandy explained the Development Review Committee implementation and membership. Initial membership would consist of (1) At-Large Member (Mayor appoints w/council approval); (1) RF IDC member; (1) RF P&Z member, and (2) RFCDC members. As development is completed and sold, new owner would become a member of committee; whereas, initial members would be removed accordingly as presented in covenants. These covenants are valid for 25 years from date adopted and then run in 20year intervals upon renewal.

Discussion and review was held on the MU-1 zoning ordinance and covenants. The members expressed concern regarding the types of businesses being allowed in this area of the city. Robbin and Sandy explained that the zoning ordinance has to be broad to encompass any and all business which might want to locate in another area of the city which would have MU-1 zoning; whereas, the proposed covenants would be restrictive on businesses being allowed at the riverfront. Sandy assured the members the Development Review Committee and the city would work hand in hand to make sure any new businesses would be comparable to the city’s comprehensive plan. Sandy stated the IDC will have approval rights for the covenants; whereas, members were given a copy as a courtesy at this time. She’s asking members for their approval of the concept of the MU-1 Zoning District as presented. A motion was made by Mark Vandersnick, seconded by Tony Sosi to approval the new MU-1 Zoning ordinance as presented. Voting Tally – Chairman Turnroth (yes), Don Koehler (yes), Chuck Koehler (yes), Debi Burke (yes), Mark Vandersnick (yes), Terry Wolf (yes), Bill Groleau (yes), Tony Sosi (yes) and Matt Lillpop (yes). Motion Carried – yes (9). This zoning ordinance will be presented to the Ordinance Committee for adoption into our city ordinances.

Next Item of Business – Nomination – RB&W Design and Review Board: Sandy Henrekin stated the Mayor must nominate someone from this commission to participate in membership for the Development Review Committee. Mayor Blanton asked for anyone who would be interested in participating with Tony Sosi and Chairman Turnroth showing interest. Mayor Blanton will announce his recommendation at an upcoming council meeting.

Next Item of Business – Discussion – Elimination of R-1 Zoning: Mark Searing stated according to city ordinances any property that will be annexed into the city must come in as an R-1 Zoning; whereas, the current zoning districts for the city do not include the R-1 Zoning designation. Mark has spoken to the City Attorney on this issue and was told that the city can repeal this zoning ordinance at this time. This would eliminate any future public hearings for residential properties being annexed and would expedite the annexation process. Mark stated the only distinctions between R-1 and R-2 would be in lot area front/side/rear yard requirements but he didn’t foresee any complications at this time. A motion was made by Chuck Koehler, seconded by Terry Wolf to approve the repealing of the city’s R-1 Zoning Ordinance. Voting Tally – Chairman Turnroth (yes), Don Koehler (yes), Chuck Koehler (yes), Debi Burke (yes), Mark Vandersnick (yes), Terry Wolf (yes), Bill Groleau (yes), Tony Sosi (yes) and Matt Lillpop (yes). Motion Carried – yes (9). This repeal will be presented to the Ordinance Committee for further action.

With no further discussion, a motion was made by Debi Burke, seconded by Mark Vandersnick to adjourn meeting. Motion carried. Next meeting is November 8, 2012 at 7:00pm. The meeting was adjourned at 8:15pm.

Respectfully submitted,

Chairman Rick Turnroth