

OPENING CEREMONIES AND PRESENTATIONS

I. CALL TO ORDER

Vice Chairman Jason Fridrich called the meeting to order at 7:10 am.

II. ROLL CALL

PRESENT: Vice Chairman - Jason Fridrich
Commissioners: Jay Elkin, Shirley Dukart, Scott Decker, Scott Bullinger and Scott Karsky

ABSENT: Chairman - Gene Jackson

STAFF: Planning Director, Walter Hadley, City Attorney Haylee Cripe, City Engineer Craig Kubas, and City/County Planner Steve Josephson

STANDARD MOTIONS

III. MINUTES

Minutes for September 21st, 2016 submitted for approval.

MOTION: Shirley Dukart

SECOND: Scott Bullinger

Commissioner Bullinger suggested making a change to page 2 of the minutes, to state “asked” for a motion. Commissioner Bullinger noted spelling errors in the minutes to be corrected on pages 3 and page 4.

DISPOSITION: Motion carried unanimously.

REGULAR AGENDA

1. **ZONING TEXT AMENDMENT** - To consider amendments to the zoning text in Chapter 39 “Zoning” under the following sections: 39.05.031 Corridor Overlay District Boundaries; 39.05.033 Corridor Overlay District Application and Exemptions; 39.05.035 Corridor Overlay District Standards; and Section 39.05.042 West Dickinson Overlay District Application.

Planning Director Hadley presented amendments to the zoning text in Chapter 39 “Zoning” under the following sections: 39.05.031 Corridor Overlay District Boundaries; 39.05.033 Corridor Overlay District Corridor Overlay District Application and Exemptions; 39.05.035 Corridor Overlay District Standards; and Section 39.05.042 West Dickinson Overlay District Application. Architectural firms were asked for their input on non-decorative metal buildings but none responded.

Vice chair Fridrich opened the topic for public comment, no public comment.
Public hearing closed.

MOTION: Scott Karsky

SECOND: Jay Elkin

*****Approval as written*****

DISPOSITION: Motion carried unanimously.

Work Sessions are recorded and can be viewed online at www.dickinsongov.com

Work session:

➤ Tree planting:

Mr. Hadley presented a flyer that was distributed in the utility bills this month to the Commission.

➤ Subdivision Ordinance:

Mr. Hadley discussed his notations to the Subdivision Ordinance, noting applicants will be required to contact agencies prior to submitting applications.

Mr. Kubas discussed his revisions to the Subdivision Ordinance. Mr. Decker asked if any existing subdivisions that are already plotted without stormwater retaining ponds, are going to be required to have them, or are they ok without them. Mr. Kubas stated we cannot force the ponds at this point, especially if it's not designed for it. Mr. Kubas added this is not addressed in this ordinance it's addressed in our stormwater ordinance. They can work on bigger lots, as an afterthought it doesn't work to well. Mr. Decker stated he is concerned we are going to have issues with the new ponds they are ugly, and when are they going to be addressed. Mr. Kubas stated there are some technical issues to be worked out, they can be addressed in both ordinances. A discussion ensued regarding stormwater ponds.

Mr. Hadley discussed Homeowners Associations. City Attorney Cripe added they have discussed a processes to implement the formation of Home Owners Associations. Mr. Kubas explained the current process for stormwater pond maintenance. There was a detailed discussion regarding the City's involvement in stormwater maintenance and the need for Homeowners Associations to be organized and take maintenance reasonability.

Commissioner Fridrich stated he is concerned that Homeowners Associations won't be an enforceable option. Mr. Hadley added this is a system that will work, it just needs to be in place prior to the properties being purchased and organized by the developer when more than 50% of the additions lots are developed. Prior to that time the developer is responsible for all items in the development. Mr. Decker added there are condo associations in place that work but they were in place properly from the beginning. The Planning Commission discussed how to handle this issue and if the City should just take it over. Mr. Kubas suggested a few of the Commissioners meet with him and they discuss stormwater in greater detail.

Mr. Kubas discussed the following proposed revisions to the Subdivision Ordinance:

- Meeting with Southwest Water discussing service territory.
- Ghost platting will most likely be removed from the ordinance.
- Verbiage in the Comprehensive Plan will be cleaned up.
- Lengths of cul-de-sacs, street grade, drainage, culverts, sidewalks, boulevards and utility easements shall be required.
- Park and Recreation policies should be discussed with regard to how the Ordinance is written, Park and Recreation shall provide their updated policies.
- Financial improvement Bond of 150%, this being the standard number discussed in Development Agreements, for all proposed infrastructure.
- Infrastructure, maintenance, surveying and datum's.
- Vacations of Streets, alleyways and Utility Easements should be petitioned before the Planning Commission as they were the first body to consider their dedication, of course the final decision will be left up to the City Commission

City/County Planner Steve Josephson added the County and City should have consistent standards as some of Extra Territorial Zones subdivisions will merge with the City's subdivisions at some point.

➤ **Downtown Overlay District:**

City/County Planner Steve Josephson presented the Downtown Overlay District.

Mr. Josephson stated this overlay district would allow existing single family homes to become legally conforming use. This will also help the downtown area by adding walkable areas where people can live work and go to business. People could also convert their single family homes into commercial uses or split the structure into a residence and a business. The members of the Downtown Association who have reviewed the proposed Downtown Overlay District support the proposed overlay district. Mr. Hadley suggested the Planning Commission go look around downtown to get a vision of what the downtown should look like.

Mr. Josephson asked if the Planning Commission would like to move the proposed overlay district forward for a public hearing. Neither the Downtown Commercial nor the General Commercial zoning found in the downtown area allow for single family residential uses. Single-family residential structures currently are difficult to sell or refinance. Mr. Decker asked Mr. Josephson if he is then looking for acknowledgment from the Commission to bring this forward, Mr. Decker added he does not see anyone in disagreement with the proposed overlay district. Mr. Karsky asked if there are going to be any negative responses from the public. Mr. Josephson stated the area is allowing commercial uses already; the overlay district will allow owners to continue to use existing single-family structures for residential uses. The item will be noticed for a public hearing at the November 16th Planning and Zoning meeting.

VI. ADJOURNMENT

MOTION: Jay Elkin

SECOND: Shirley Dukart

To Adjourn at: 8:33 am

DISPOSITION: Motion carried unanimously.

PREPARED BY:

Brandy Goetz

APPROVED BY:

Walter Hadley