

PLANNING & ZONING MEETING MINUTES

October 17th, 2018

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OPENING CEREMONIES AND PRESENTATIONS

I. CALL TO ORDER

Vice Chairman Jason Fridrich called the meeting to order at approximately, 7:10 AM.

ROLL CALL

Present were: Chairman: Gene Jackson, Vice Chairman: Jason Fridrich
Commissioners: Scott Decker, Shirley Dukart, Scott Bullinger,
Dean Franchuk, and Scott Karsky

Absent Craig Kubas

Staff: City Attorney Janilyn Murtha, Planning Director Walter Hadley, and County Planner Steve Josephson

II. ORDER OF BUSINESS

MOTION BY: Shirley Dukart **SECONDED BY:** Scott Bullinger
DISPOSITION: Motion carried unanimously.

MINUTES – July 18th, 2018 submitted for approval

To approve meeting minutes dated July 18th, 2018.

MOTION BY: Scott Karsky **SECONDED BY:** Shirley Dukart
DISPOSITION: Motion carried unanimously.

III. ACTION ITEMS – AGENDA

1. NONE -

IV. WORK SESSION – AGENDA

1. *Chapter 39 proposed amendments*

Planning Director Walter Hadley stated the proposed amendments are a collaborative effort with the City Attorney, since Ms. Murtha hasn't arrived yet so we will go on to Work Session item #2.

2. *Alternative Onsite Parking*

City County Planner Steve Josephson discussed the proposed draft for changes to the onsite parking and the idea of alternate onsite parking adding this item is on the city work program under chapter 39.

Mr. Josephson referred to a drafted memo that summarizes alternatives to the minimum parking, the memo also outlines what is being done in other areas of North Dakota.

Mr. Josephson stated when the code is amended this is one of the things being looked at, adding this is a nationwide issue and we want to address it.

Mr. Hadley stated that there are places that currently have too many parking areas and should be reduced. Mr. Hadley provided a map. Mr. Hadley asked Mr. Josephson to explain the timeline and how soon it will be brought back for review.

Mr. Bullinger asked if this is just for General Commercial only. Mr. Hadley stated that's the intent, unless the commission would like to apply it elsewhere.

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Mr. Decker added we should also review alternatives to the downtown and what could be adjusted, we would like to see a draft for that as well.

Mr. Josephson stated the downtown doesn't have a minimum, those are General Commercial and in those cases expansions and renovations have had to meet those standards.

Mr. Decker stated the Governor commented on a couple areas, stating that Sax Motors parking lot for example was done well while other downtown were not.

Mr. Fridrich stated that white drug has an abundance of parking spaces and on most days its parking lot is almost empty.

Ms. Dukart stated they have a drive thru for pick-up helping free up parking. Mr. Decker added that can cause an overabundance of parking spaces.

Mr. Jackson stated what some communities do with big boxes and malls is a shame it affects Stormwater runoff. Mr. Jackson added this should be looked at and there should be a reduction, places like the Mall and Walmart can convert the space to sell.

Mr. Josephson state we will come back after the 1st of the year, the zoning code needs updated and we will address the onsite parking then as it is a national trend.

Mr. Jackson suggested addressing green space requirements and buffer requirements as well, while reducing parking we can add green space.

Mr. Fridrich added he sees potential issues with added up keep if it's not mowed or watered.

3. *City Work Program*

Mr. Hadley talked about the city work program adding the items listed are prioritized.

Mr. Jackson stated there are 40-50 items here can they be reviewed in 5 minutes or less each.

Mr. Josephson briefly went over each item. Mr. Josephson discussed in more detail adding new overlay districts for the university. Mr. Decker asked if the downtown design guidelines will restrict these buildings to all look the same. Mr. Hadley stated this is just a suggestion or a guideline. Mr. Decker added there are potential buildings going up and we don't want to restrict them, he would like to see this item high on the priority list.

Mr. Decker then asked about the Renaissance Zone money being renewed thru legislature. Mr. Josephson states he hasn't heard anything about the Renaissance Zone. Mr. Decker added there is a lot of interest in the area around the college and we don't want buildings falling into disrepair when they can be used. Mr. Hadley stated we can push that item forward.

Mr. Josephson stated there are revisions to the subdivision ordinance, parking minimums will be included in the update, we are working with the Engineering Department and City Attorney on the proposed changes to chapter 39, and this is a long term project that will require public hearings.

Mr. Josephson talked about the West Dickinson plan, updates to the comprehensive plan, mixed use land categories and extending the Renaissance Zone period, this expires in July of 2019

Mr. Josephson added we are waiting on the consensus then we will know how many blocks we can extend.

Mr. Hadley stated coordination is in the works for the Downtown Square improvement area, and the tree and lighting plans are being worked on now as well.

Mr. Hadley stated we are looking for direction from the Planning Commission if there are any other projects to add or remove. Mr. Fridrich commented on the sign code amendments, he asked why we are looking at it again we worked on it for over a year. Mr. Josephson stated this is for review to make sure there are no errors. Mr. Jackson stated this is part of the job and we assume that it's always being looked at. Mr. Jackson added this is the first time we are seeing this list and it's hard for us to prioritize these.

Mr. Decker mentioned measure 3 adding the zoning aspects of this measure need to be addressed in the event it passes.

City Attorney Murtha stated we can address that at the licensing stage as well, there will be a lot of additional requirements. Mr. Josephson stated that is on the list.

Mr. Decker stated he feels it's 50/50 if this passes and we should address it.

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Mr. Jackson asked what needs to happen for the development from 5-6 years ago to happen now. There was a discussion about new oil fields, changes in other countries and the ramp up to meet demands. Mr. Jackson led a discussion on streets and lot inventory. Mr. Decker stated those steps were necessary at that time, adding this is the West and parking lots could have 10ft wide parking spaces instead of 8ft to accommodate larger vehicles. Mr. Jackson stated this is good, get it going and in the overall revision of the code keep it simple with no redundancies, there are Development Agreements that all say the same thing, we should get it in the code.

Mr. Decker asked what the provision are for November if measure 3 passes. Ms. Murtha stated that there are provision within the 30days and this will have similar provisions like the Medical Marijuana. If passed it will go to legislation for review, and there will need to be a legal process before, it can't be enacted before the laws passed. Mr. Decker stated we don't want shops popping up in 30 days. Mr. Fridrich stated those in opposition think there's no control here and there could be chaos in 30 days.

Mr. Hadley stated we are working on de-annexations, in more rural areas, some being in Sundance and Pinecrest. Mr. Fridrich asked what the process is for de-annexation. Mr. Hadley explained the de-annexation process adding he doesn't foresee it before the end of the year. Ms. Dukart stated this year we are ahead of the 2015 real-estate industry, it's very busy.

Ms. Dukart asked about the Rolling Hills property, adding this should be residential. Mr. Hadley state he is not sure if the PUD reverts back, if it's not expired it can be amended. There is substantial improvement within that development and we would not consider revoking that PUD approval at this time.

Mr. Jackson asked if there should be a meeting in November, he thinks they shouldn't have a meeting when there are not action items.

Mr. Hadley stated Mr. Josephson' is working on most of the amendments and he may be ready for the November meeting.

Mr. Jackson added at the next meeting we should check our terms and vacancies to see where we are, there are a couple that are up.

MOTION BY: Jason Fridrich **SECONDED BY:** Shirley Dukart

Adjournment of the meeting at approximately 7:54 AM

DISPOSITION: Motion carried unanimously.

PREPARED BY:

Brandy Goetz

APPROVED BY:

Walter Hadley