

Planning Commission
March 20th, 2019
Meeting Minutes

The Chairman called the meeting to order at 4:31pm. The following members were present: Mr. Miller, Mr. Waddington, Chairman Zuilhof, Mr. McGory, Mr. Galea, and Mr. Whelan. Mr. Greg Voltz and Mr. Horsman represented the Planning Department; Mr. Trevor Hayberger represented the Law Department and Ms. Casey Sparks, Clerk from Community Development.

Ms. Byington stated that based on Planning Commissions direction staff was to look at long term strategies for First Street. Ms. Byington described the current zoning within the area and stated staff would like to see a mixed use overlay district within this location and would like to begin that conversation with Planning Commission. Currently staff does not have specific recommendations but believe that it could allow increase residential, single family, multifamily, and commercial uses that may be appropriate for the area.

Mr. Galea made a motion to open discussion with Planning staff, the Commission, and the audience regarding the possibility of an overlay district within the area; Mr. McGory seconded the motion. With no further discussion the motion was approved unanimously.

Mr. McGory stated he believes that the area east and west of JBT Corporation could possibly be appropriate for a condo/ Loft housing development, places for families vacationing. He does not believe that four bedroom colonial houses could ever be built there.

Mr. Galea stated that he believes the area is conducive to multi-family development, it could have a mixed use character to the area. Understanding the current traffic in the area he believes that multi-family is more appropriate than single family.

Mr. Miller commended staff for entertaining this discussion. He believes it is the consensus of Planning Commission for staff to look for alternatives, and the prospect of an overlay district. After the discussion with residents they agree with Planning Commission, they do not believe that single family dwellings should be located within the area, but instead a gentle mixed use development would be appropriate. A carryout and restaurant would be nice within the area. Mr. Miller stated that he would like to see a walkable environment.

Mr. Whelan stated that the boat storage for the area is not ideal but it has already happened, he would like to see mixed use development within this area as well. Mr. Whelan ask if the Local Business zoning would allow for mixed use development, is an overlay district necessary.

Ms. Byington stated that the Local Business zoning is what staff is thinking the overlay district would be similar to, some properties by right would allow more than what is permitted in local businesses currently, as such they would not want to take anything uses from a current property owner. Staff would need to review and create the boundaries.

Mr. McGory stated staff may want to look at the existing zoning within the area, there are some areas that are zoned for more intense uses we may want to change that. Mr. McGory stated that the current traffic is heavy but it is not fast, he believes it would be conducive to pedestrians.

Mr. Zuilhof stated that knowing a large residential development is planned in the area this gives legs for residential in the area. He likes the idea of mixed use for the area. He does not believe that the area would be filled with three bedroom homes it would not be conducive to the area, however he would like to see structures with garages on the ground floor and building upward. He would also like to see recreational driven/ residential uses for along the water.

Mr. Galea ask that in a mixed use overlay district would some uses would not be permitted.

Ms. Byington stated that it would be creating a new zoning district, certain uses would be permitted and certain regulations would be required within the area. Staff should look at the existing zoning, however at a minimum they should implement an overlay district along First Street. Staff looks at the entire corridor when reviewing this. The Comprehensive plan calls for residential stabilization and infill within the area that does not necessarily mean it has to be single family.

Mr. Zuilhof stated that this about maximizing value for city within this area.

Mr. Waddington ask what the boundaries would be defined as for the overlay district within the area.

Mr. McGory stated that without knowing the boundaries is there a timeframe in place for the overlay district.

Ms. Byington stated they would need to have one additional work session with Planning Commission then draft the legislation, at that time the approval process will take approximately three months.

Mr. Miler stated that as the neighborhood evolves it will be a great neighborhood for bike path, it is a very exciting opportunity.

Mr. Brady stated that he appreciates the Planning Commission members and staff's work on this issue. The decisions this Commission makes have a large impact to the community, it appears the commission is moving closer to the middle ground, finding compromise generally ends up serving our residents well.

Mr. Rengel commended staff for having this conversation. He gave history of the area in regards to uses and previous businesses. Many people that love to come to the area do not want the hassle of renting a hotel and would like to have a house to stay in, many of them are looking for a second home within the area and are looking for townhouses. He likes the possibility of waiving some of the height requirements for structures within the area. He also believes that transient rental would be appropriate for the area. Some sort of commercial would also be appropriate, overall he would just like to see it developed.

Kelly File, Perkins Township, ask when the next work session meeting will be for the overlay district. Ms. File ask what was discussed at the previous two meetings and ask when the future meetings will be held on this topic.

Mr. Zuilhof stated that the commission will now discuss the next agenda item which is the discussion on the Zoning Amendment Application from Mr. Jeff Rengel for the following parcel numbers located west of Wildman Street between First Street and Second Street: 57-03841.000, 57-03857.000, 57-03858.000 and properties located west of an unnamed alley within the 1900 block between First and Second Street: 57-03851.000, 57-00555.000, 57-03852.000, 57-03852.001. *(Currently with City Commission)*

Mr. Zuilhof stated during the City Commission meeting several commissioners indicated that they were interested in feedback from Planning Commission as there is now an interest in residential development within the area.

Mr. Hayberger stated that they are not here for a revote, at City Commission there was new information that was presented. Today would be to inform the Planning Commission of this new information and then go from there.

Ms. Byington stated that they do not have application but at the City Commission meeting the property owner north of First Street indicated that he is in the development stages for housing units. Staff wanted to make Planning Commission aware that First Street is able to be utilized for residential development.

Mr. Whelan ask what the Apex site is zoned.

Ms. Byington stated that it is both commercial recreation and manufacturing.

Mr. Zuilhof stated that if the zoning needs to be changed at this location it will go through that process.

Mr. McGory ask would the recently approved zoning amendment application not be line with the proposed development.

Ms. Byington stated that staff was not aware of this residential development when they made their recommendation, however they would still recommend denial. She would not take this into account when determining if the previous application should be rezoned or not, however understanding that there is a proposal for residential indicates that it can be utilized as residential.

Mr. Galea stated that they are already arriving at a solution as discussed in previous agenda item, it is not the intent to revote.

Mr. Zuilhof stated that the application is in the hands of City Commission and would recommend guidance.

Mr. Poole stated that he is the Commissioner that had requested the meeting to see if Planning Commission had thoughts on the additional information brought forth. He has heard what he needs.

Mr. Miller stated in the spirit of offering information City Commission. The general consensus is to encourage an overlay district that would allow for a rezoning for the area under investigation.

Mr. Miller motioned that it is the sense of Planning Commission that serious consideration should be made to the area of Frist Street for an overlay district; Mr. Galea seconded the motion.

Mr. McGory ask if we are talking about a mixed use development within the area.

Ms. Byington stated that the kinds of uses that will be brought to the next meeting include, multi-family, transient residential, low intensity commercial uses, low traffic uses that will not be an impact to the neighborhoods.

With no further discussion the motion was approved with a 5 ayes and one nays.

Mr. McGory stated that he voted no to the motion, he is in favor of the motion but does not believe we should have any constraints on this in the form of the motion.

Mr. Galea motioned to adjourn the meeting; Mr. McGory seconded the motion.

With no further business, the meeting at 5:23 PM.

APPROVED:



Casey Sparks, Clerk



Michael Zuilhof, Chairman