

MINUTES  
PLANNING COMMISSION STUDY SESSION

AUGUST 1, 1985  
7:00 p.m.

PROPOSED DEVELOPMENT CODE - FIRST DRAFT - ARTICLE V - ZONING DISTRICTS

Commission Members Present: Chairman Leo Appel II, Vice Chairman Jim Izett, Commissioner Mary Jane Brimm

Commission Members Absent: Commissioners Lonny Draheim, Jean Hagen, Etgin Gunderson, Earl Breuer

STAFF PRESENT: Planning Director Chuck Rhodaback, Engineering Technician Leo Lightle

Chairman Appel convened the study session at 7:00 p.m. by asking the staff to review the modifications to Article V, and to clarify the proposed zoning district classifications. Mr. Rhodaback defined the three (3) newly proposed zoning districts as Residential-Professional (R-P), Industrial Parks (M-P), and Commercial Neighborhood (C-N). Mr. Rhodaback also explained how the use tables, under Section 5.030 would apply to each zoning district and specific permitted uses.

After reviewing and discussing Sections 5.010, 5.020 and 5.030, the Commission approved the Sections with no changes.

Chairman Appel asked the staff to explain the difference between a Mobile Home Park and a Mobile Home Subdivision. The staff stated that the basic difference was that a Mobile Home Park must be controlled by State and City standards under the provisions of a Conditional Use Permit. A Mobile Home Subdivision is a development where the individual lots are sold for placement of mobile home units. Following further discussion, Section 5.040 was approved with modifications suggested by the staff.

The staff indicated that Section 5.050 would have all of the Residential Mobile Home zoning district classifications (R-MH) added to it. The staff also stated that the regulations under each zoning district and specific use categories would be handled by the separate procedural types, as outlined in Article II of the proposed Development Code. There being no further discussion on Section 5.050, the Planning Commission approved the section with the stated modifications.

After a brief discussion on Section 5.060, the Commission approved the section as proposed by staff.

Chairman Appel suggested that Section 5.070, Item (6) "Auction Sales" should not be an allowable use in a Commercial zone. Following some discussion, the Planning Commission agreed that the use was a more appropriate use in an Industrial District.

Chairman Appel asked the staff why a mortuary (Section 5.070 (52)) would be allowed in a Residential-Professional (R-P) zone. The staff explained that a mortuary is usually found in a quiet setting and that a mortuary is normally classified as a professional business.

Section 5.070, (68) and (69) were questioned as to whether or not animal boarding would be an allowable use in the Residential-Professional (R-P) zone. The Planning Commission decided that the "small animal clinic" and "small animal hospitals" should be uses that would be prohibited in the Residential-Professional District.

Chairman Appel suggested that Section 5.080 (101) be rephrased to read as follows: "Agricultural cultivation on undeveloped land for non-commercial operation". The staff gave a brief explanation of the new "Industrial Park Zone (M-P), that had been added to Section 5.080. The Planning Commission approved the Section with the noted changes.

After a brief discussion, the Planning Commission and staff decided to add "Ambulance Services" to the Commercial zones, under the provisions of a Conditional Use Permit.

The Planning Commission and staff also agreed to change the "Ambulance Services" in each of the Industrial zoning classifications to a site plan review process.

The staff suggested that the "Auction Sales - Livestock" use be added to the M-G zone by Conditional Use permit only.

There being no further comments or questions on Article V by the Planning Commission, the Article was approved with the specified modifications.

Chairman Appel adjourned the study session at 8:30 p.m.

  
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Leo Appel II, Chairman

ATTEST:

  
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Judy Pectol, Recorder