

Sherwood Planning Commission  
Minutes  
November 3, 1983

The meeting was called to order by the Chairman, Gene Stewart. In attendance at the meeting were Dave Crowell, Dwight Minthorne, Arthur J. Horne, Jr., Sally Howard and Todd Dugdale.

The minutes of the previous meeting of October 20, 1983 were approved as presented.

Mr. Dugdale advised the commission members that the developer of Orland Villa had not met all the requirements for recording of the final plat. Mr. Dugdale gave a step by step review of the subdivision review process. He stated that Orland Villa is a planned unit development with subdivided lots. They first had to submit a general development plan which must be approved by the planning commission and council. Once the PUD is approved then platting may begin. Between the general development plan and the preliminary plan the developer must install his public improvements and get them accepted by the city or he must put up a performance bond for the total value of the improvements. After he has done either of those he can then submit his plat for final approval. In the case of Orland Villa, he opted to install the improvements before submitting the plat for final approval. The improvements are completed and inspected but he still needs a water test on the water improvements, he needs to post a performance bond for the landscaping and he needs to submit a final draft of the covenants and restrictions that apply to the planned development.

Mr. Dugdale gave an update on the hiring of a planning consultant. The applicants have been screened down to six. Mr. Dugdale stated that the commission members were welcome to review the resumes and if there are any comments, let him know by Friday.

A discussion was had as to the Light Industrial District Standards. Mr. Dugdale stated that there had been some questions about outside storage, setbacks, landscape maintenance and railroad spur service. Gene Stewart questioned whether a set of performance standards could be drafted for use in this light industrial district. Mr. Dugdale stated that if you just used performance standards it is very hard to police. Discussion was had as to outside storage. Mr. Dugdale reviewed what the current code allowed with the commission. He stated that if those provisions were evoked it would allow external storage as long as it was screened. An alternative would be to add a Section 10(a) which would state that all storage of materials

other than solid waste shall be within an enclosed building and totally screened from public view. Solid waste shall be handled and stored as pursuant to Chapter 2, Section 9.03.

It was decided that if this area was to be a campus style development then any storage of materials would have to be totally enclosed.

Discussion was then had as to landscape maintenance. Mr. Dugdale reviewed the code with the commission members. It was felt that possibly a maintenance bond could be required for landscape maintenance for two years. Performance would be evaluated after that time and if the landscaping was not maintained right, then the performance bond could be used to take care of the landscaping. It was also felt that sprinkler systems should be required.

Discussion was had as to whether there should be an area set aside in this district for a shopping center or fast food store. It was felt that there was plenty of commercial area available that should be used first.

Mr. Dugdale stated that he felt the new planner should look into the question of employment per acre. Sally Howard stated that she would like to know more about employees per acre minimums and possibly the new planner could provide some data on where this has been used and how successful it has been.

On the question of peripheral setbacks Mr. Dugdale came up with an option which stated that there would be no prescribed setbacks from property lines except that there shall be a minimum of 10 feet separation of buildings on a single lot or buildings adjoining one another on separate lots. Common wall buildings on separate lots would be permitted if applicable uniform fire codes were met. Discussion was had as to what kind of look this area would want and whether setback lines were necessary. The question was raised as to whether a lot coverage standard could be required instead of setbacks. Mr. Dugdale stated that there was now a requirement for up to a 60% building and there had to be certain parking and landscaping requirements. Sally Howard questioned whether a minimum landscape area could be required. It was the consensus of the members that they explore the possibility of a 5% - 10% minimum landscape requirement.

Gene Stewart asked to have the new planner draw up an overlay and show a design of what could go in this Light Industrial District. He asked that the design be divided into building, landscaping and parking. The commission felt they would like to have three or four scenarios of what could happen in this area.

Mr. Dugdale stated that he would brief the new planner on the questions brought up tonight and also about updating the plan.

Meeting adjourned.

*Mary L. Holland*

---

Mary L. Holland  
Minutes Secretary