

## Planning Commission Meeting

January 15, 1980

Chairman Clyde List called the meeting to order at 7:30 p.m. Planning Commission members Rick Demings, Paul Clayton, Clyde Sanders, Norma Borchers and Joe Galbreath were present. Stan Adkins, Planning Director Todd Dugdale and Recorder Polly Blankenbaker were also present.

1. Reading and Approval of Minutes of December 18, 1979

Mr. Sanders moved and Mr. Demings seconded that the minutes of December 18, 1979 be approved as presented. The motion carried.

2. Correspondence and Announcements

Mr. List read a letter from Mr. Adkins, Secretary of Sherwood Plaza, Inc. The letter dated January 15, 1980, requested approval of plans to construct 5,000 sq. ft. of a 15,000 sq. ft. building previously submitted as Phase IV of the Sherwood Plaza II PUD. Mr. Dugdale explained that minor changes to a PUD's approved development plan must have Council approval. Mr. Dugdale felt the Planning Commission should be apprised of the change requested and given the opportunity to provide the Council with a recommendation. Mr. Adkins said the overall plan is not being changed; we are just building it in bits and pieces. Commissioners expressed concern about the economic situation. Mr. Adkins said the overall picture to us is not that bleak. In 20 years we have gone through 5 recessionary periods. He did feel it is better during this period of time to be a little more conservative. Mr. Dugdale felt that because of the recorded covenants any future owner/developer would be buying a fairly qualified piece of property. Mr. Demings felt we shouldn't force Mr. Adkins or any other developer into a box where they have to hold off or lose their shirt. Mr. Galbreath objected to this being "thrown at us tonight." Mr. Galbreath moved that we submit this to the City Council without recommendation. Mr. Sanders seconded. Mr. Adkins said he submitted plans for the Site Review on December 19th. On January 10 he received word from Leonard and Todd that they felt it could not go to the Site Review Board because we are not building a full phase. The motion carried with Mr. Demings opposed.

Mr. Demings said he felt he didn't have enough information to make a good decision. Planning Commission members indicated they would speak on this at the City Council meeting.

Mr. Sanders requested information on changes made by the City Council to the Comprehensive Plan.

3. Review and Revision of Manufactured Housing Implementing Ordinances

A. Manufactured Home Park Conditional Use Standards

Mr. Dugdale explained that most of this ordinance was taken from model ordinances from the Bureau of Governmental Research and manufactured housing ordinances. The medium density high intent is to accommodate mobile housing development. Mobile Home parks are a conditional use. This relates standards for conditional use review. Section 8 allows an alternative for renting space. There was some discussion regarding lot size. Some felt owned lots of less than 5,000 sq. ft. should be allowed. It was suggested one of the reasons people live there is they don't want to take care of yards. Mr. Demings expressed concern about the loss of rental spaces. He felt there should be a way to protect those rental spaces that are in existence.

Mr. Demings moved that in 6.04 D.5.(a), second sentence, the word plus be changed to including. Mr. Sanders seconded. The motion carried.

Mr. Sanders moved that the second sentence of 6.04 D.5.(a) be deleted from this section and moved to the Medium Density High, Permitted Conditional Use section. Mr. Demings seconded. The motion carried.

The meaning of 6.04 D.(5)(b) was discussed.

Mr. Demings expressed concern about 6.04 D.(16) but was satisfied that the renters would not be locked into cable.

Mr. Demings moved 6.04 D.(23) first sentence be changed to read, If laundry room facilities are made available, it be adequately and properly maintained and equipped. Mr. Sanders seconded, the motion carried.

Mr. Demings moved that 6.04 D.(18) second sentence be changed to read, Maximum height of all fences shall be 6' except as otherwise provided. Mr. Sanders seconded the motion, the motion carried.

Section J.(8), Mail Boxes, was discussed. Some felt the renters should provide their own mailboxes. No change was made.

Commissioners agreed to delete the last half of the sentence after sewer system in 6.04 J.(14).

B. Manufactured Home Subdivision Standards

Mr. List moved that 8.02 D.(1), third sentence to the end of the paragraph be deleted. Mr. Sanders seconded. The motion carried.

Mr. List moved to change 8.02 I.(2) to require gutters and downspouts be aluminum. Mrs. Borchers seconded. The motion carried.

4. Urban Planning Area Agreements


Mr. Dugdale passed out a copy of a proposed Urban Planning Area Agreement. Mr. Dugdale explained the Council is considering this agreement and he wanted the Commission to be aware.

Mr. Demings asked when it would be appropriate to send letters to supporting agencies regarding their long range planning. Mr. Dugdale felt they could be mailed now.

The Recorder informed the Commission that Mr. Demings had been reappointed to the Planning Commission for a four year term. Mr. List moved Mr. Demings be reappointed to the Site Review Board as the Planning Commission representative. Mr. Galbreath seconded. The motion carried.

The next meeting date was set for February 12th.

The meeting was adjourned at 10:05.

  
Polly Blankenbaker, Recorder