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PLANNING COMMISSION MINUTES

May 29, 1979

The meeting opened at 7:30 p.m. The water situation was discussed. Clyde Sanders was interested in the history of the water table level, so he could have a better understanding of the situation. He pointed out that the state watermaster should have such data available.

Todd noted that a line item has been set in the budget to address the water problem.

Plan Policy Revision

The plan policies were then discussed. The word "district", as used in the Plan, was changed to "designation".

Other policy revision^s, which were previously recommended at a non-quorum meeting, were voted on. They follow.

Community Commercial

The intro-paragraph was revised to read "This designation is primarily intended to provide land area for retail and service activities which serve community wide needs."

Item 3 was deleted.

Item 4 was changed to read "Where adequate off street parking and pedestrian ways are provided or can be provided in and near where development is to occur."

Item 5 was amended to read, "Where a full range of urban facilities and services are available or can be provided in conjunction with development."

General Commercial

Item 1 was changed to read, "Where uses may be separated from primarily retail and personal service land uses."

Item 3 had added to it, "and in locations with direct access onto major streets."

Office Commercial

The intro paragraph was changed to end after the words "and service uses."

Item 1 was changed to read "Where related to community shopping facilities."

Item 2 was amended to add, "in well-planned office centers."

Item 3 was deleted.

Neighborhood Commercial

Revisions under Neighborhood Commercial were then discussed.

It was moved that Item 1 be revised by eliminating "spatially related to residential neighborhoods".

The Commission amended Item 2 by adding the following sentence "Site review standards relating to setbacks, landscaping, buffering, signs, access, and architectural features shall assure compatibility with the surrounding area."

Item 3 was amended to read "Where a full range of urban facilities and services are provided in conjunction with development."

The "older downtown" strategy point was discussed at length.

The Commission revised the older downtown strategy point to read "The older downtown section should be preserved as a business district."

Industrial

Industrial policy revisions were then considered. After a period of discussion Marsha moved that Limited and General Industrial designations be amended as recommended by SCPAC.

The Planning Commission then prepared to address the map. Todd briefly informed the Commission on the development of the data found on the tables in the back of the Plan.

VIDR and LDR was then discussed; previously a decision was postponed on whether to combine the two designations or leave the two designations separate.

The Commission set June 19th as the next Land Use Planning Workshop.