

CALL TO ORDER: Chairman Carlson called the meeting to order at 7:00 p.m.

PRESENT: Chairman Kent Carlson and Commissioners Brandon Gustafson, Scott Hemink, John McGary, Gen McJilton and Pete Onstad

ABSENT: Commissioner Barbarajean Brandt

OTHERS PRESENT: Council Liaison Darel Gustafson and Zoning Coordinator Gus Karpas

MINUTES OF February 18th 2014

Motion by Commissioner Onstad, seconded by Commissioner McJilton, to approve the minutes of February 18, 2014. Motion carried 3-0-3. Commissioners Gustafson, Hemink and Onstad abstained.

OLD BUSINESS

Conditional Use Permits – Continue discussion on amendment of Conditional Use requirements within the city.

Zoning Coordinator Karpas presented a proposed ordinance amendment that would re-format the zoning districts and break down the permit and conditional uses by district. He said there are two versions of the proposed ordinance. The first consolidates a number of uses under umbrella terms such as “Business Offices” and “Retail Goods or Services.” These terms are broad and would have to be narrowly defined in order to be used in the ordinance.

The second version retains the original uses, minus those removed by the Commission initially, and spells them out completely in each district. This makes the ordinance somewhat lengthy, however, it leaves little room for misinterpretation.

Other changes include the removal of stand-alone message therapy businesses and the addition of the new height and setback requirements. The removal of message therapy businesses may only be temporary so the ordinance can continue on to the Council in an expedient manner. It can be addressed at a later date if it is desired by the Commission.

Since the distribution of the packet, the City Council adopted revised setback and height requirements for the R-1 and R-2 zoning districts. Karpas said the maximum permitted height for the R-1 and R-2 Residential Districts was reduced from forty-two (42) feet overall to thirty-six (36) feet overall, the minimum required side and exterior side yard setbacks for the R-1 Residential District was reduced from thirty (30) feet to twenty-five (25) feet and the minimum required side yard setback for the R-2 Residential District was reduced from twenty-five (25) feet to Twenty (20) feet.

Also, the aggregate setback permitted for non-conforming lots in the R-3 District was extended to all lots within the district.

Chairman Carlson commented he didn't notice any change, as previously discussed, to the impervious surface requirements for commercial districts. He commented that the Commission

agreed that the current 25% maximum was not reasonable and that a new requirement should be set. Staff and the other Commissioners agreed and additional language would be drafted for the public hearing.

The Commission discussed the merits of the two competing formats and felt the shorter format would be best even though it would require the adoption of additional definitions. It was agreed that definitions for "Business and Professional Offices" and "Retail Goods and Services" would be drafted and reviewed as part of the ordinance amendment.

Commissioners had additional minor changes to the ordinance.

LIAISON REPORT

Council Liaison Gustafson said the Council approved changes to the dimensional requirements of the zoning districts as previously explained by staff and discussed the upcoming bridge project which is slated to begin at the end of March.

ADJOURNMENT

Motion by Commissioner McGary to adjourn the meeting, McJilton seconded. The meeting adjourned at 7:56.

Respectfully submitted,
Gus Karpas
Zoning Coordinator