

Meeting of the Planning and Zoning Commission for Monday, September 23, 2012.

The meeting was called to order by Chairman Patt Olsen at 7:00 p.m. Present were Dale Hughes, Guy Lee, and Mark Mustain. Also attending was Lynn Behrns.

Those present recited the Pledge of Allegiance.

Hughes moved approval of the minutes of August 23, 2012 and September 13, 2012. Lee seconded the motion. The question was called. All members present voted "aye". There were no "nay" votes, and the motion carried.

Behrns presented a draft ordinance which would allow detached signs in the B-1 (Downtown Business District) Zone District. As directed by Commissioners in the last meeting, such signs would have to have at least a ten-foot setback from the front property line and not be higher than the roof line of the principal building or 25 feet, whichever is higher. Aldermen Bormann sent a letter suggesting that the front yard setback be zero feet, rather than 10 feet. After some discussion, Commissioners agree to change the draft to reflect a zero-distance front yard setback for detached signs and to cap the sign height at 25 feet, no matter how high the main building was.

Lee then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the proposed ordinance, as described at this meeting, be adopted.

Hughes seconded the motion.

On roll call vote, the following members voted aye: Hughes, Lee, Mustain, and Olsen

The following members voted nay: none

The following members abstained: none.

The motion passed.

Behrns presented a draft ordinance which would set six feet as the standard side yard setback in the R-1 (One Family Dwelling) zone district in most instances. Commissioners had no new questions.

Lee moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the proposed ordinance be adopted.

Hughes seconded the motion.

On roll call vote, the following members voted aye: Hughes, Lee, Mustain, and Olsen

The following members voted nay: none

The following members abstained: none.

The motion passed.

Behrns presented the proposed final plat for Cobblestone Lakes Estates Plat 2. He said that his comments on the supplement to the Commission agenda constituted his report on the plat. He added that research by City Attorney Beck had shown that the covenants for Plat 1 had been changed in the recorded copy to only apply to those nine lots. This would have to be amended or rewritten and recorded for them to apply to Plat 2. Behrns said that the developers had chosen to construct all required improvements before seeking approval from the Board of Aldermen. This could not take place before October 15, and more likely in November.

Hughes then moved that the Planning and Zoning Commission recommend to the Board of Aldermen that the proposed final plat of the Cobblestone Lakes Estates Plat 2 be recommended for approval by

the Board of Aldermen with the following conditions:

Submission of the signed and corrected easement dedications,

Submission of executed improvement guarantees for sidewalks,

Physical completion of streets, curbs and gutters, stormwater improvements, and sanitary sewers and an executed document transferring ownership of the sanitary sewers to the City.

Submission of a new or revised set of covenants for Plat 2, similar to that for plat 1

All of the documents should be in a form acceptable to the City Attorney.

Lee seconded the motion.

On roll call vote, the following members voted aye: Hughes, Lee, Mustain, and Olsen

The following members voted nay: none

The following members abstained: none.

The motion passed.

Behrns mentioned that the Commission should elect or reelect officers at its next meeting.

Mustain moved the meeting be adjourned. Hughes seconded the motion.

All present aye and the motion was passed.

The meeting adjourned at about 7:25 p.m.

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