



**APPROVED MINUTES
PLANNING COMMISSION SPECIAL CALLED MEETING
Monday, August 23, 2021 at 6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6:00 PM. Members present were Chris Jordan, Chris Kueny, Stockton Wells, Ed Fuson, Joe Long, and Robert Power. Staff present were Wade Luther and Monique Ocean.

II. APPROVAL OF MINUTES

Joe Long made a motion to approve the minutes from the June 21, 2021, meeting. Robert Power seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the media and public were made aware of the meeting.

IV. PUBLIC HEARINGS

1. Text Amendment 004-21

Consider a text amendment of the Zoning Ordinance Section 5.7 and Land Development Regulations Article 5 Minimum Design Standards 5-4.7 and Article 6 Required Improvements 6-17 to include language regarding cross access between commercial uses and residential areas.

a. Opening Statement

Wade Luther, Director of Planning and Development, came before the Commission to discuss the text amendments. Mr. Luther clarified that the text amendment regarding cross access between commercial and residential uses pertains to the Zoning Ordinance and the Land Development regulations. Mr. Luther stated the City currently does not have a means to prohibit a commercial use from creating an easement to gain egress/ingress via cross access to a minor street or residential subdivision. Mr. Luther informed the Commission that a red-lined document showing the revisions to the Zoning Ordinance and the Land Development Regulations is attached in their packets.

b. Public Comment

Nancy Stone-Collum, 1222 H Avenue, spoke in favor of the text amendment and mentioned she would request to have another sentence added to Section 5.7 to clarify rear access to property. Jackie Bantan, 1226 H Avenue, spoke in favor of the text amendment. Janet Burke 1234 H Avenue spoke in favor of the text amendment. There was no one present to speak against the text amendment.

c. Adjourn Public Hearing

With no further comments, the public comment session was closed. Mr. Luther stated that he believes the language presented in the text amendments sufficiently covers any access by commercial uses from the front or rear of a lot.

d. Motion

Chris Kueny made a motion to recommend the text amendment go to Council for approval. Stockton Wells seconded the motion. All were in favor.

2. Text Amendment 005-21

Consider a text amendment of the Zoning Ordinance Section 6.5 Table I and Section 6.7 Table 3 to revise requirements for the RS-4 zoning district and Section 7.1 Townhouses to revise dimensional requirements.

a. Opening Statement

Wade Luther came before the Planning Commission to discuss the text amendments. Mr. Luther stated the proposed revisions are to permit duplexes, by right, and townhomes and patio homes, by conditional use, in the RS-4 zoning district, to revise lot sizes for such uses and to revise the conditional use requirements for such uses. Mr. Luther informed the Planning Commission that a redlined document is attached in their packets. Mr. Luther presented lot size examples from other municipalities in the state, as well as from townhouse and duplex projects from the surrounding central midlands region.

b. Public Comment

Mrs. Kelly Wuest, 1501 Abbot Road, spoke in favor of the text amendment. There was no one present to speak against the text amendments.

c. Adjourn Public Hearing

With no further discussion, the public comment session was closed.

d. Motion

Mr. Jordan made a motion to recommend approval of text amendment by City Council. Mr. Long seconded the motion. All were in favor.

3. Map Amendment 005-21

Consider a map amendment to revise the Future Land Use Map for the area bounded by Wilkinson Street, Dunbar Road and Frink Street from CBI (Commercial-Business/Industrial) to RD (Residential Density Flex).

a. Opening Statement

Mr. Luther came before the Planning Commission to discuss the map amendment for the Future Land Use Map. Mr. Luther stated that a recommendation for approval is requested for a proposed revision of the Future Land Use Map to change the subject area from CBI to RD. Mr. Luther zoning districts compatible with the RD land use classification and sited the Cayce Housing Study. Mr. Luther explained that the proposed revision complies with the requirement for the Comprehensive Plan to be reviewed periodically to ensure its compliance. After inquiry from the Planning Commission, Mr. Luther explained that City Council asked staff to look into the area and the Comprehensive Plan to see that the goals are remaining in compliance

by keeping the subject area with neighborhood character. Mr. Luther clarified that a change from CBI to RD would remove the possibility of allowing commercial zoning in the subject area, thus keeping a neighborhood character for the area.

b. Public Comment

Mike Wuest, 1501 Abbott Road, spoke in favor of the map amendment but mentioned he would like to change the area to the RC land use classification in order to delete the possibility of RG rezoning requests in the area. Michael Mahoney, 2101 Wilkinson Street, spoke in favor of the map amendment. There was no one to speak against the map amendment.

c. Adjourn Public Hearing

With no further discussion, the public hearing was closed.

d. Motion

Stockton Wells made a motion to recommend to Council as presented. Chris Kueny seconded the motion. All were in favor.

V. NEW BUSINESS

Mr. Luther informed everyone that there is a vacancy on the Planning Commission because of the resignation of Maudra Brown. Mr. Luther also informed the Planning Commission that Comprehensive Plan updates are continuing, and he hopes to have a final draft by the October meeting.

VI. ADJOURNMENT

Chris Kueny made a motion to adjourn. Robert Power seconded the motion. All were in favor.