

**PLANNING COMMISSION
MINUTES
JULY 13, 2021
Virtual (Zoom.us) and In-Person
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Peter Luttrupp
Brinnon Mandel (Zoom)

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Tami Stroud, Associate Planner
Shana Stuhlmiller, Public Hearing Assistant
Randy Adams, Deputy City Attorney

COMMISSIONERS ABSENT:

Mike Ward
Lewis Rumpler

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 5:30 p.m.

APPROVAL OF MINUTES:

Motion by Luttrupp, seconded by Fleming, to approve the minutes of the Planning Commission meeting on June 8, 2021. Motion approved.

COMMISSION COMMENTS:

STAFF COMMENTS:

Hilary Anderson, Community Planning Director provided the following statements.

- She stated in August we will have two public hearings a zone changes and annexation request.
- She updated the Commission on the Regional Housing and Growth Issues Partnership who have had three meetings looking at how open space on the Prairie can be preserved, who the land owners are and different tools to use for possible preservation, management proposals on recreation and sport facilities. She added, we are compiling that information into a “white paper” and if there are members of the partnership or other entities that want to pursue that the information and contacts will be available. She added we are also working on local worker housing using the tools in place on what should we be looking at as a region and community to add to our codes.

- She stated that all the information and recordings of these meetings are posted on KMPO's website. Recently they have added instructions to help with doing a search for the partnership because people have commented that it was not easy to look for items, and hopes with the changes it will be easier for people to find what they are looking for.

ENVISION CDA COMMITTEE UPDATES:

Ms. Anderson provided the following statements:

- She announced that our Envision CDA, Comprehensive Plan update with CDA 2030 is moving forward with the completion of our Virtual Open House. We were able to get 160 surveys completed which is great with people commenting on the proposed action items and participating in the on-line mapping. She added that the survey results are being assessed to look at the top priorities and how they were ranked.
- She added that we were working with CDA 2030 to reach out to different organizations that have been listed as potential lead and supporting partners, and we are looking at possible dates for the joint meeting with council that will be a working session with Planning Commission and CDA 2030 board. Based on that input, we will hopefully schedule public hearings with the Planning Commission and City Council.

Chairman Messina noted at the last meeting Terry Pickel, Water Superintendent mentioned that he would like to schedule a workshop with the Planning Commission on the usage of open space. Ms. Anderson suggested maybe we can schedule them at our next meeting in August for a discussion. Commissioner Luttrupp added that it was also mentioned a discussion on ways to reduce the usage of water.

Commissioner Ingalls stated that the conversation was brought up during the presentation by the Water Department who presented the Special Use Permit for the new Huetter Well and doesn't think we need a formal workshop but just a "check in".

Ms. Anderson stated that if you read through the action items in the draft plan for Envision 2030, there are some action items geared towards water conversation and using different landscaping materials that might require lower water usage when looking at the Planned Unit Development Standards (PUD) for open space to try and lower water consumption. She added that we can meet with the Water Department to see what they would like to do.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS

1. Applicant: Escalade Properties, LLC
 Location: 3221 N. 4th
 Request: A proposed zone change from R-12 to R-17
 QUASI-JUDICIAL, (ZC-5-21)

Tami Stroud, Associate Planner stated the applicant is requesting approval of a zone change from the R-12 to the R-17 zoning district.

Ms. Stroud provided the following statements:

- The 0.47-acre parcel is located off of 4th Street south of Neider Avenue.

- There is an existing single-family dwelling located on the parcel which will be removed. Escalade Properties, LLC, purchased the parcel in July of 2019, with the intent to build a multifamily project.
- The requested zone change is necessary to build the multifamily project. R-12 zoning does not permit multifamily residential.
- The City's Comprehensive Plan Map designates this area as Northeast Prairie Transitional.
- She stated that all city departments reviewed the request and didn't have any concerns.
- She stated that there are no conditions.

Ms. Stroud concluded her presentation

Commission Comments:

None.

Public testimony open.

Paul Malen, applicant provided the following statements:

- He stated that the reason we wanted to do a zone change is to construct multi-family homes since there is a shortage of available homes thought it was best to help with the shortage of affordable housing.
- He commented that he talked to staff to see how many units we could put on the property and they said eight but by the time you put in the infrastructure would be in the four to six range.

The applicant concluded his presentation.

Commissioner Ingalls noted in the applicant's narrative it states "to build units similar to the attached four-plex units" and questioned the meaning of "attached" Mr. Malen explained in the packet he submitted with the application had renderings for some four-plex's we are constructing on 15th and that statement in the narrative was a reference to those renderings.

Commissioner Ingalls stated he was confused and thought the properties were attached and asked if the requested density increase was not really for a density increase, but was to allow for multi-family because an R-12 doesn't allow multi-family.

Mr. Malen answered that is correct.

Brian Donnell stated he lives three houses down from this property and noted that they don't have any parking and people will be parking on the street and with the approval of this request will have more traffic added to an already congested area.

Rebuttal:

Mr. Malen explained that we we will provide adequate parking for the units per the city requirements to be eight parking stalls but with the addition of infrastructure would lower those parking stalls to the four to six range.

Chairman Messina noted that we received a comment in our packet from a person who lives next door who was addressing the property line that your project will be on their property line.

Mr. Malen stated that he is aware of that comment and explained when that garage and fence was built was on their property line but if approved that fence will be relocated correctly with the garage demolished.

Commission Ingalls stated so the encroachment will get fixed not created.

Mr. Malen commented that is correct and was preexisting to us purchasing the property.

Ms. Anderson commented that staff is aware of this and that it happens all over the city with existing historical properties.

Public testimony closed.

Discussion:

Commissioner Ingalls commented that we have a lack of housing inventory in the community and have had discussions about “missing middle” and workforce housing etc. and that with the addition of more inventory, it will help. It does not worsen the situation. He envisions that maybe these units won’t be the definition of affordable housing means but would create opportunities that are more affordable than a lot of other choices we see in town.

Chairman Messina commented by adding units to the inventory is a plus and what someone can afford is another topic.

Commissioner Luttrupp congratulated Ms. Anderson on her work with the group she is working with trying to come up and define what the issues with some solutions for the housing shortage.

Commissioner Mandel echoed the other commissioners and stated that adding more housing product types is important in helping take pressure off the housing market.

Motion by Fleming, seconded by Ingalls, to approve Item ZC-5-21. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted	Aye
Commissioner Ingalls	Voted	Aye
Commissioner Mandel	Voted	Aye
Commissioner Luttrupp	Voted	Aye

Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

Motion by Fleming, seconded by Luttrupp, to adjourn the meeting. Motion approved.

The meeting was adjourned at 6:08 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant