

PLANNING & ZONING COMMISSION

The Planning & Zoning meeting was called to order at 5:30 p.m., by Chairman Fitzgerald.

Present: Penfold, Bruns, Fitzgerald, Duea

Absent: Dohrmann, Prohaska, Wicker

Motion by Duea to approve the agenda, second by Penfold. All ayes.

Motion by Bruns, second by Duea, to approve the minutes of the 6/30/09 meeting. All ayes.

Fitzgerald stated this was the time and place for the citizen's forum. No citizen comment.

Communications: None

New Business:

Re-review of Original Site Plan for Apple Valley Assisted Living Facility – for proposed addition.

John Marino, Building Official, referred Commission members to the 2002 review letter and Site Plan that were submitted at the time of the original construction of the facility. The original plan outlined future additions to the facility, to be constructed on an "as needed" basis, and drainage contours on the Site Plan were developed to accommodate these future additions.

Bill McKaeg, Snyder Construction, reviewed the direction of drainage flow, stating that the majority of water from the site is directed to the detention pond at the southwest corner of the property. Once foundations for the new addition are in place, drainage contours will be re-checked to make sure that final grading done during the construction of the original phase of facility actually conformed to the Site Plan. Developers are also proposing to create a drainage swale along the east side of the building to the southeast property line to make sure any runoff from that side will not impact adjoining properties.

Vickie Snyder, Snyder Construction, stated she had contacted all adjoining property owners, and all approved of the project.

Marino said he had done an on-site inspection and, per Code requirements, two additional parking spaces are needed. Mr. McKaeg stated he would correct the problem and bring the number of parking spaces into compliance.

Motion by Penfold, second by Duea, to approve the expansion plans for the Apple Valley Assisted Living Facility.

Motion by Penfold, second by Duea, to amend the motion to approve the expansion plans for the Apple Valley Assisted Living Facility to include the stipulation that suitable drainage be provided to protect neighboring properties to the east, and that an additional two parking spaces be provided. All ayes.

Unfinished Business: Marino provided Commission members with handouts from Gary Lozano, RDG Planning and Design, on the Highway 18 Corridor Overlay District and recommended text revisions/additions relative to additional zoning issues. Mr. Lozano's work has been completed and he will be available to make one more presentation to sum up his recommendations. Commission members felt they must now get City Council input on the extent to which they should proceed to make recommendations for Zoning Ordinance Code changes, based on Mr. Lozano's reports.

Fitzgerald stated he would like to develop a timeline for enforcing the correction of a number of existing non-compliance issues throughout the community, as well as conducting a review of all current Zoning Ordinances. Other Commissioners agreed with Fitzgerald, and Marino said he would follow up with the City Administrator on the best way to proceed. In order to get the Zoning Ordinance review process started, Marino asked Commissioners to read over all Ordinances pertaining to R (Residential) Zones before the October, 2009 meeting, at which time they should be ready to discuss any recommendations for revisions/additions.

Reports/Recommendations of Zoning Official: None.

Reports/Recommendations of Engineering Department: None

Motion by Duea, second by Penfold, that the meeting be adjourned at 6:25 p.m.

Dennis Fitzgerald, Chairman

ATTEST:

Sharon Springer, Secretary