



REGULAR MEETING 8:00 A.M.

CALL TO ORDER AND WELCOME –Chair- Jason Perry

A regular meeting of the Planning and Zoning Committee was called to order at approximately 8:02 a.m. by Chair Perry with the following members present:

Members present included Savino Sanchez.

Absent members included Tabitha Denny.

Staff present included Steve Polasek- City Manager, Louis Najar- City Engineer, Mike Mathews- Special Services Administrator, Elizabeth Stark-Rankins- Support Services Administrator, Bill Bartlett- Code Enforcement Supervisor, and Amber Copeland- Zoning Administrator.

APPROVAL OF AGENDA

Councilor Sanchez moved to approve the agenda as presented. Chair Perry seconded the motion and all were in favor.

APPROVAL OF MINUTES –February 2, 2015

Councilor Sanchez moved to approve the minutes as presented. Chair Perry seconded the motion and all were in favor.

UNFINISHED ACTION ITEMS

1. Proposed Changes to Zoning Ordinance No. 10-02: Amended

Ms. Copeland reviewed proposed changes to the Ordinance. Chair Perry asked that the language on the RV Park as Special Use in the C-2 District be clarified. Ms. Copeland stated a placement permit would be required for structures under 120 square feet. She stated a proposed change would include restricting front yard fences to 3' in height. She stated corner lots still posed an issue regarding sight triangles. Chair Perry stated he was concerned a 3' fence would not be adequate for all families and asked if homes in the center of a block would fall under the same restrictions. Mr. Najar gave examples of issues with existing fences and discussed local, collector, and arterial streets. Mr. Polasek stated variances would be possible for cases for which the rule would be a hardship and that the restriction would work for 99% of cases. Mr. Bartlett stated Code Enforcement receives numerous complaints and asked the Committee to come along with Staff to take a look at some problematic areas. Counselor Sanchez stated he felt it is a safety issue. Mr. Polasek stated a no-fee permit would be a way to ensure no sight issues occur. Chair Perry asked Staff to look further into the issue. Mr. Najar discussed the process of calculating sight triangles. Mr. Polasek stated materials used in fence construction should be reviewed.

Chair Perry stated he supports enclosing dumpsters in commercial and industrial areas. Mr. Polasek asked Staff to include language for metal frame doors regarding enclosures around dumpsters.

NEW ACTION ITEMS

1. Weed Resolution #15-13

Councilor Sanchez made a motion to place Weed Resolution 15-13 on the Consent Agenda for the March 12, 2015 City Council meeting. Chair Perry made the second. All were in favor.

2. Condemnation Resolution #15-14

Councilor Sanchez made a motion to place Condemnation Resolution 15-14 on the Consent Agenda for the March 12, 2015 City Council meeting. Chair Perry made the second. All were in favor.

Counselor Sanchez asked about condemned homes with windows that had been boarded up. Mr. Bartlett stated those homes had been boarded up to ensure that no one was able to enter them and that the City now has the ability financially to demolish more of those homes. Chair Perry asked what was happening with the Old Municipal Airport building. Mr. Mathews stated Jennifer Brady had said photos had been taken for the Historical Society. He stated Staff is waiting on a letter from the Federal Aviation Association granting approval to demolish the building.

INFORMATION ITEMS

1. Planning and Zoning Commission Report

Ms. Copeland stated no Commission meeting had been held in February.

2. OMA Property Update

Mr. Najar stated Staff is working on a proposal for an overlay district

OTHER BUSINESS AND ANNOUNCEMENTS

Counselor Perry asked that a section for Public Participation be added to future agendas.

ADJOURN

Chair Perry announced the meeting adjourned at 8:35 a.m.