

June 22nd, 2016

Minutes from Planning and Zoning Meeting,
City Council Chambers, 1133 66th, Windsor Heights.

Meeting called to order by Jim Eggers at 5 pm.

Present: Diane Foss, Tim Korpella, Stu Turner, Georgie Libbie. Absent: Joseph Jones

Approval of Agenda by Carole Tillotson, Diane Foss second

Approval of April 27, 2016 minutes by Diane Foss, Stu Turner second

Item 4: Duplexes - Public hearing opened at 5:02pm

Springwood Properties presented site plans and renderings for the two duplexes they are proposing at x1036 66th and vacant lot directly behind on 67th. Each duplex would rent for \$1500 to \$1600 each and would cost approximately \$350,000 to construct. The developers ensured P and Z that the duplexes wouldn't interfere with the resident's garages that are contiguous to the property lines. The developer stated they should not interfere with the trees in the front of the property and will do their best to keep the trees. Other trees in bad shape should be cleared. The basin will include a retaining wall and will be filled in to code as requested by Diane Foss.

Citizen comment from Mike D, 1034 66th St. He was concerned about removing trees and taking care of the properties that they have. The Developer provided additional addresses of properties they have developed and managed and also explained that it would take approximately 5 months to complete the duplexes after removal of the existing structure. Mike D also asked for the name of the other 50% partner/owner which is Michelle Klein.

Judy....from 1038 66th street asked for site plans to be emailed to her.

The public hearing was closed at 5:15 pm

Item 5 - Action was taken by the commission to approve the conditional use permit for duplexes by Springwood Properties. Diane Foss approved the conditional use permit with the addition that the properties will be maintained by a property management company that will ensure the lawns are mowed and sidewalks are shoveled and the exterior is maintained. Tillotson Second

Item 6 – Discussion regarding 6901 Center St.

Discussion of upscale car lot – import vehicles – older models. This would be inside the RV area. He was looking for recommendations from P & Z on whether to pursue a lease. He didn't want to pursue without knowing what issues would be raised.

This would be sales only -service would only be touch up of the vehicles – no oil changes or heavy automotive on this lot. Would not be adding concrete. No additional lighting. Hours would be M-Saturday 9-6pm. He will have approx. 7-15 cars on the lot at one time.

He needs a letter from the City in order to proceed.

Eggers stated that lighting, signage and the number of cars on the lot is the biggest issues from P & Z.

This was a discussion item only – so no action was taken.

Item 4 – Presentation by Zach Young of the MPO proposed sidewalk ordinance from walkability committee.

The P&Z Commission unanimously recommended the following:

- The City should undertake a general obligation bond to finance sidewalk construction. This is a city project and should not be assessed. Property owners will have to maintain the sidewalks in- they should not have to pay for the initial construction through assessment.
- The City Engineer, not the Council, should decide which side of the street sidewalks should be built. To do so otherwise would politicize the decisions and should be avoided.
- The engineering estimates should include sod, not seed, for the project. Water to establish the sod should also be included in the costs. The city should water to establish the sod.
- Section 136.15 should be amended to define what a “mature tree” is and should be amended to say mature trees will not be removed.
- The hardship application is too invasive. Nothing more than a citizen’s tax return should be required. Providing bank account information and the like should not be required.
- Create a process for citizens to request a waiver for a sidewalk for unique circumstances where it is not feasible to place a sidewalk on a property.
- The section proposed along 73rd Street from Buffalo Road to Center Street should be revisited. It represents 1/3 of the total cost of Phase I and the use does not justify the cost.
- recommendation to use permeable pavers

Meeting adjourned at 6:45 PM