

CITY PLAN COMMISSION
Wednesday, December 17, 2014

A meeting of the City Plan Commission was called to order at 7:00 p.m. by Chairperson Dan Wiegand in Council Chambers, City Hall, 421 Michigan Street.

Roll call: Members Dennis Statz, Laurel Brooks, Ed Ireland, Dan Wiegand, Mike Gilson, and Steve Parent were present. Excused: Member Jeff Norland. Also present were Community Development Director Marty Olejniczak and Community Development Secretary Cheryl Nault.

Adoption of agenda: Moved by Mr. Statz, seconded by Ms. Brooks to adopt the following agenda:

1. Roll call.
2. Adoption of agenda.
3. Approval of minutes from November 19, 2014.
4. Zoning map amendment from General Commercial (C-1) to Single-Family Residential (R-2), for a vacant parcel which fronts on N. 10th Avenue, north of Georgia Street.
Presentation
Public Hearing
Consideration of
5. Adjourn.

Carried.

Approval of minutes from November 19, 2014: Moved by Mr. Ireland, seconded by Ms. Brooks to approve the minutes from November 19, 2014. Carried.

Zoning map amendment from General Commercial (C-1) to Single-Family Residential (R-2), for a vacant parcel which fronts on N. 10th Avenue, north of Georgia Street:

Presentation: Kathy Kazenske, ERA Starr Realty and agent for Ryan Zahler who is the owner of the property, stated that Mr. Zahler had lived at 1014 Georgia Street until his job had been relocated. His employer, ABS, had purchased the house from him. Mr. Zahler did not sell his two adjoining vacant lots and would like to change the zoning on the vacant parcel zoned C-1 to match the other vacant parcel that is zoned R-2.

Public Hearing: Chairperson Wiegand opened the public hearing at 7:05 p.m.

Reid Rocheleau, owner of property at 939 and 940 Georgia Street, stated his concern of traffic safety. Access to the property was also his concern. Rezoning to R-1 would be better than R-2.

Paul Anschutz, 221 N. 6th Avenue, also spoke on it being a safety issue. The City received grant money for sidewalks that was not used and given back.

Robert Schlicht, Jr., 244 N. 17th Dr., expressed his concern with traffic safety. He thought this should go to Parking & Traffic Committee.

There was no written correspondence. Chairperson Wiegand closed the public hearing at 7:20 p.m.

Consideration of: Mr. Olejniczak stated that he supports the rezoning. He thought that the C-1 zoning would have a greater safety issue if a commercial or multi-family development occurred. Under R-2, it is a single-family use or with a conditional use it would come back to Plan Commission for a two-family use. It would reduce the amount of traffic coming out of that parcel, as well as addressing a safety issue.

Mr. Statz asked about the street right-of-way abutting the parcel. Mr. Olejniczak mentioned that he spoke with the other property owner abutting the 10th Avenue stub road and he believes that the property owner will petition to have the stub vacated.

Mr. Parent pointed out that most neighboring properties are zoned R-2. It would make more sense to make it a residential lot as opposed to a commercial lot. Density is being reduced by going from C-1 to R-2.

Mr. Gilson wondered why the owner would want to change the zoning now if he doesn't know what the use of the property will be.

Mr. Olejniczak mentioned that there are a number of activities that can be done with the property having commercial zoning that does not require Council approval,

Discussion continued. Moved by Ms. Brooks, seconded by Mr. Statz to act on this at this meeting. All ayes. Carried.

Moved by Ms. Brooks to recommend to Council to rezone the property from C-2 to R-1, as it will contribute the least to additional traffic on the street. Motion died due to lack of second.

Moved by Mr. Statz, seconded by Mr. Ireland to recommend to Council to rezone the property from C-2 to R-2 as requested. If someone wanted to build a two-family dwelling, it would have to come back to the Plan Commission. All ayes. Carried.

Adjourn: Moved by Mr. Ireland, seconded by Mr. Parent to adjourn. Carried. Meeting adjourned at 7:36 p.m.

Respectfully submitted,

Cheryl Nault
Community Development Secretary