

Planning Commission Minutes November 28, 2022 at 6 PM

1. ROLL CALL – Meeting which was available in person was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Jay Moore
Bobby Wilson
Chad Ball
Howard Carter

ABSENT

Judy Horne
Keith Macedo

City Employees Present: Melissa McCarville,
City Business Manager; Mayor Ernie Penn; Bill
Hellard, Fire Chief

2. Approval of Minutes: October 24, 2022, meeting minutes were approved as written.

3. Comments from Citizens: None.

Public Hearings:

4A. Review the Connectivity Ordinance:

Steve Tennant will put the notes into Ordinance format and it will be forwarded to City Council as is. The majority for this Ordinance was taken from the Rogers Ordinance.

Norm Toering- 306 Claybrook: His concern was the intersection of Clyde Carnes and Highway 170 with the new addition of Wagon Wheel homes and increased traffic. the stub out in Wagon Wheel Subdivision I believe needs to be utilized. This is a safety issue for the school. They do not want kids and others to cut through the school property. They can make an exception but they follow different rules due to being a State entity. They will have some buffer zone with the park land dedication from Riverwood. They will not provide a way to drive through to Hwy 170.

Having no further discussion, Robert Mann called the question to send the ordinance on to the City Council to be passed. Upon roll call, the motion passed unanimously.

5. Discussion on the Design Standards:

Juliet Ritchey opened up the discussion of the Design Standards for Multi-Family Housing. She suggested some changes for the Planning Commission to consider as follows:

- Fences—there should not be any between the units
- Colors—if we haven't had any problems with paint colors, then we should not regulate it
- Garages—allow carports and detached garages. There could be group parking areas.

Discussion followed Juliet Richey's presentation. It was pointed out by Bobby Wilson that the current Design Standards state 50% for a garage and he reminded us that we agreed to 40%. The wording is vague on the garage placement. The question was posed how would there enforcement of building materials used on the garage if it is different from the house. Robert Mann suggested a complementary facade to the rest of the house. Jay Moore suggested similar characteristics that are used on the house structure.

Robert Mann suggested having a residential and non-residential lighting ordinance and reference the lighting ordinance in the design standards. Juliette Richey discussed light pollution, temperature of lighting and trying to make lighting simple, accessible and effective.

Site planning was discussed, including trash receptacles, that building facades should be varied, shared alleys, and pedestrian access. Chad Ball said that the curb cuts on arterial streets need to be reviewed. Juliette Richey explained that density is not a bad thing and we should think about horizontal development. We need to consider higher density and look at indoor amenities. Chad Ball pointed out that our infrastructure cannot handle high density. He asked about having a traffic study which is included in the connectivity ordinance being sent to the City Council. We, also, discussed mix use. The plan is to have a draft ready in January for the Design Standards.

Jay Moore wants Juliette Richey to review our ordinances to them clean up—basically a City Code audit.

Adjournment: Having no further business, the in-person Planning Commission meeting was adjourned at 7:00 PM.



Gerry Harris



Robert Mann, Chair