

## Planning Commission

September 18, 2017

Trisha Tolley

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### **CALL TO ORDER**

Chairperson Terry Thompson called the meeting to order at 6:00 pm September 18, 2017.

### **ROLL CALL**

Commissioners: Chairperson Terry Thompson, Deena Vietzke, Chris Dorow, Brian Gentry and Roger Ensz

Staff: Community Development Director Anne Henning, Council Member John Lallas and Planning Secretary, Trisha Tolley

Quorum Established.

### **APPROVAL OF AUGUST 21, 2017 PLANNING COMMISSION MEETING MINUTES**

It was voted to accept the minutes from August 21, 2017 M/S Chris Dorow/Roger Ensz and the amended March 20, 2017 minutes were approved with the corrections M/S Terry Thompson/Roger Ensz

### **RESIDENTIAL HEIGHT LIMIT**

Community Development Director Anne Henning requested direction from the commission to increase the height limit for any of the Residential Zones. Allowing three stories would allow for higher density development, which can be both good and bad. Views are changed when taller buildings are constructed. However, Commercial Zones allow 4 stories or 62' so views could already be obstructed by commercial development.

Adams County Fire chief was consulted and he did not oppose taller buildings so long as fire sprinklers were required.

After the Planning Commission discussed all the different scenarios concerning the parking and added traffic there was some concerns on different R-4 areas that would accommodate allowing three stories, but there was also R-4 areas that do not accommodate it. A motion was made to allow three story buildings to be built in R-4 zoning. M/S Roger Ensz/Deena Vietzke.

The motion was withdrawn to allow three story buildings to be built in R-4 zoning. The Planning Commission asked Community Development Director Anne Henning to bring more information or an Ordinance addressing traffic to the next meeting so that they can take it to the council for 3 story dwellings to be allowed to be built in R-4 zoning, with conditions.

### **MUNICIPAL CODE UPDATE**

Community Development Director Anne Henning developed a draft OMC 17.30, Commercial Zones for the Planning Commission to review. In this format, the new Commercial draft combines all Commercial into one chapter, and includes design standards. There are existing OMC Commercial Development Standards found in 14.30 (such as setbacks and heights) that have been moved to the new Commercial draft. Others, such as Structure Design (ground floor

windows) and Pedestrian Standards, are referenced in the draft. If these standards will be retained, they should be moved to the Commercial chapter. Photos and drawings to illustrate the design standards will be added in the future, once the standards are more settled.

The Commission started going through the Commercial Zones and the different sizes of buildings allowed in each zone. They also went through what would be allowed and what would not be allowed in each Commercial Zone. Staff will bring a revised draft to the next meeting.

**ADJOURNMENT**

Having no other business at hand a motion was made to adjourn the meeting at 8:02 pm. M/S Brian Gentry/Roger Enzs

The next meeting is scheduled for October 16, 2017.

By: Trisha Tolley Date: 9/18/2017  
Trisha Tolley, Planning Secretary

NOTE: These are abbreviated minutes that contain all motions and business conducted. These meetings are taped; a complete record of the minutes may be obtained by contacting the Planning Commission Office or a verbatim copy of these minutes can be ordered at the requestor's expense.