

MINUTES FOR THE PLANNING & ZONING COMMISSION REGULAR MEETING WAS HELD February 17, 2015, AT 7:10 P.M. IN THE BPS ADMINISTRATION MEETING ROOM, 320 NORTH 5TH STREET.

1 – Roll Call: Present: Wright, Rodriguez, Hydo, Riha, Scholl, Seckel, Fetty, McGhee
Absent: Honea, Kyser

Vice Chairman Wright announced that a copy of the Open Meetings Act is posted in the meeting room and is accessible to members of the public.

2 – Consent Agenda

All items under the consent agenda are considered to be routine by the Planning and Zoning Committee and will be enacted by one motion. There will be no separate discussion of these items unless a Board member or citizen so requests.

- a. Approve agenda as submitted.
- b. Receive and place on file all notices pertaining to this meeting.
- c. Receive and place on file all materials having any bearing on this meeting.
- d. Approval of minutes of Planning & Zoning Commission meeting on December 2, 2015.

Moved by, Hydo seconded by McGhee, that the items listed under the consent agenda be approved, accepted and/or ratified as presented.

Roll Call: Yea: Wright, Rodriguez, Hydo, Riha, Scholl, Seckel, Fetty, McGhee
Nay: None Motion: Carried

3 – Public Hearings:

- a. We will be considering an ordinance to amend Section 703 (C) to relax setback adjustments on street side yards for corner lots.

Vice Chairman Wright announced that a Public Hearing will now be held on the Ordinance to amend Section 703 (C) to relax setback adjustments on street side yards for corner lots.

Discussion:

City Attorney, Greg Butcher explained that Rex Behrends, Interim Building Inspector had been contacted by some people about current street side yard setbacks on residential projects. One project was a house addition and the other a garage addition that would be built outside of the current setbacks. City Attorney Greg Butcher suggested that we would allow building in the setbacks if 50% or more of the buildings on that block face have front yard or street side yard setbacks less than those required for the specific district. They then would be consistent with the block face.

Hydo asked if this would be safe or would there be an obstruction problem? City Attorney Greg Butcher said that the 30 foot triangle rule would still be in effect with all projects.

Scholl asked if this would be good for duplex frontage with fronts facing both streets and City Attorney Greg Butcher said that for a 50' foot lot it would be more buildable.

City Attorney Greg Butcher stated that another option would be to expand the Administrative Setback ordinance from 5 feet to 15 feet. This would only pertain to a house and not an accessory building. There would have to be an adjustment on the language that would say that this would only be for the principle building (house) and not an accessory structure.

Moved by Seckel, seconded by Riha, that the public hearing be closed at 7:30 pm.

Roll Call: Yea: Wright, Rodriguez, Hydo, Riha, Scholl, Seckel, Fetty, McGhee
Nea: None Motion: Carried

Moved by Hydo, seconded by Fetty, to recommend to the City Council approval of the amendment of Section 703 (C) to relax setback adjustments on street side yards for corner lots.

Roll Call: Yea: Wright, Rodriguez, Hydo, Riha, Scholl, Seckel, Fetty, McGhee
Nea: None Motion: Carried

4. Discussions/Reports:

a. Election of new Chairman and Vice-chairperson/Secretary

Vice Chairman Wright opened the floor for nominations for the election of the Chairman position.

Moved by McGhee, seconded by Scholl to nominate Vaughn Wright as Chairman.

Roll Call: Yea: Rodriguez, Hydo, Riha, Scholl, Seckel, Fetty, McGhee
Nea: None
Abstained: Wright Motion: Carried

Vice Chairman Wright opened discussion for the position of Vice Chairman/Secretary.

Moved by Hydo, seconded by Seckel to nominate Marie Rodriguez as Vice-Chairperson/Secretary.

Roll Call: Yea: Wright, Hydo, Riha, Scholl, Seckel, Fetty, McGhee
Nea: None
Abstained: Rodriguez Motion: Carried

5. – Miscellaneous:

Next regular meeting is March 3, 2015 at 7:00 p.m. in the BPS Administration Building at 320 North 5th Street.

Moved by McGhee, seconded by Fetty, that the meeting be adjourned at 7:38 p.m.

Roll Call: Yea: Wright, Rodriguez, Hydo, Riha, Scholl, Seckel, Fetty, McGhee
Nay: None Motion: Carried

Linda Schindler Planning & Zoning Secretary

Vaughn Wright Vice-Chairman of Planning & Zoning
