

PLANNING & ZONING COMMITTEE

JUNE 17, 2015

The meeting was called to order at 5:40 p.m. by Chairman Tim McCarthy. Committee members present were: John Kevern, Tom Mackin and Tim McCarthy. Also present was Brody Walters, Planning and Zoning Administrator.

Assignment of Permanent Zoning The Reserve Subdivision

Mr. Walters stated that the assignment of permanent zoning for the Reserve Subdivision was the subject of a public hearing held before City Council on June 16, 2015. At its April 30, 2015 meeting, the Planning Commission recommended by a vote of 6-0 that R1 (Single Family Residential) zoning be assigned to this 15.64 acre parcel that is located south of Chapel Creek Drive on the west side of Hull Prairie Road. The subdivision will consist of 15 single family lots. The Committee agreed 3-0 to recommend the assignment of R1 (Single Family Residential) zoning for this parcel.

Discussion regarding possible Eckel Road Overlay

Mr. McCarthy stated that the Committee previously discussed the possibility of creating an Eckel Road Overlay district to allow property owners to make changes to their property without having to bring the property into immediate, full compliance with the Planning and Zoning Code. Since these properties were built while in the Township and have subsequently been annexed, it can be very costly to bring a site into full compliance. Past discussions centered on the concept that we do not want to discourage property owners from making improvements. He said it has been some time since the issue was raised and he asked about the status of those discussions. Mr. Walters said that the issue was not pursued further because we struggle with how to enforce compliance if the property owner does not follow through with the agreed upon terms. He said that his experience with the limited cases of deferred compliance that have been allowed has not been good. The Committee had additional discussion regarding this topic but no action was taken.

Other Business

Mr. Mackin said that he previously expressed concern about the development of the Costco outlots because of traffic. Mr. Walters said that we have a threshold that requires a traffic study, but we also have the discretion to require a traffic study even if a proposed use does not meet that threshold.

Becky Williams, E. Sixth St., asked about the status of the Taco Bell appeal. Mr. McCarthy said that he spoke with Ms. Kabat and the special counsel hired by the City has reached a tentative agreement with G Made, Inc. the developer of Taco Bell, and so the appeal may be dismissed.

There being no further business, the meeting adjourned at 6:33 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairman
Planning & Zoning Committee

Next meeting: Wednesday, July 15, 2015 at 5:30 p.m.