

**EDGEWATER PLANNING & ZONING COMMISSION
BUSINESS MEETING MINUTES
APRIL 15, 2015**

A business meeting of the Edgewater Planning & Zoning Commission was held in the City Council Chambers.

ITEM 1. CALL TO ORDER

Chair Hing called the meeting to order at [7:00:03 PM](#).

ITEM 2. ROLL CALL

Clerk to the Commission and City Clerk Beth A. Hedberg called the roll.

Present: Chair Karen Hing
 Commissioner Marilyn Gord
 Commissioner Jim Tobias
 Commissioner Nathan Stark
 Commissioner Adam Schorger

Absent: None

Also Present: City Attorney Carmen Beery
 City Planner Patty McCartney
 Community Services Director Dan Maples

Full and timely notice of the meeting had been given and a quorum was present.

ITEM 3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

ITEM 4. APPROVAL OF AGENDA

Chair Hing moved, seconded by Commissioner Tobias, to approve the agenda as presented. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

ITEM 5. PUBLIC COMMENT (NON-AGENDA ITEMS)

There were no public comments.

**ITEM 6. GENERAL BUSINESS – DISCUSSION AND POSSIBLE
RECOMMENDATION TO CITY COUNCIL REGARDING THE RC-2
ZONE DISTRICT**

Chair Hing said that she had met with the City Manager and a Council Member to discuss the RC-2 Zone District ("District"). Chair Hing said that she believed that the zoning designation might have been created to act as a mixed use zone district and had not been well thought out. She advised that no properties in the City were currently zoned RC-2. Chair Hing cautioned that the Commission were responsible to the citizens first, not developers. She said that it might be the appropriate time to address the District as the development season would be starting soon.

Discussion was held regarding: what the RC-2 District allowed; height concerns and aesthetics on 25th Avenue; how many residential units could or should be allowed on top of commercial establishments; priorities of the Commission in land use review; when mixed use would be addressed; and that the RC-1 District still existed.

Attorney Beery advised that, one of the functions of the Commission, was to make recommendations to the City Council regarding any proposed changes to the zoning ordinance. If the Commission could come to consensus on their thoughts, Chair Hing wanted to present those recommendations to City Council. The actual ordinance would come before the Commission for their review and recommendation prior to City Council action.

City Planner McCartney advised that she had received phone inquiries regarding the District.

Public comment was called for. Pauline York inquired as to the District. She wanted to be certain that mixed use would not be allowed in the R-1 District. There would be a decrease in property values. Mrs. York spoke about crime in neighborhoods that were zoned R-2. She expressed concerns regarding subsidized housing and children without supervision as their parents worked.

Chair Hing advised that the R-1 Zone District had been designated as a sustainability area in the 2013 Comprehensive Plan.

Commissioner Stark moved, seconded by Commissioner Tobias, to recommend to City Council the removal of the RC-2 Zone District. The motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Vice-Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

A brief discussion was held on the conditional use permit that had recently been before Council and the need for some legal training for the Commission.

ITEM 7. CONSENT AGENDA – MEETING MINUTES DATED APRIL 1, 2015

Minor editorial corrections were made. Commissioner Gord moved, seconded by Commissioner Schorger, to approve the Minutes of April 1, 2015 as amended. The

motion **PASSED** on the following vote: **AYES:** Commissioner Gord, Commissioner Tobias, Vice-Chair Hing, Commissioner Stark and Commissioner Schorger. **NAYS:** None. **ABSENT:** None. **ABSTAIN:** None.

ITEM 8. STAFF REPORTS

a. City Planner

City Planner McCartney provided an update on projects. The City had received a site development plan and a preliminary plat application to divide a large lot into two (2) parcels.

b. Director of Community Services

Director Maples provided an update on the West 26th Avenue water line replacement project and the lead line replacement project.

c. City Clerk

Clerk Hedberg provided information on the November 3, 2015 election.

ITEM 9. PUBLIC COMMENTS

There were no public comments.

ITEM 10. COMMISSIONER COMMENTS

There were no Commissioner comments.

ITEM 11. DISCUSSION OF UPCOMING AGENDAS

It was noted that Anne Ricker would be available for the May 6th and May 20th meetings. The Commission would hold a workshop on April 29, 2015 to review quasi-judicial procedures. A joint retreat with City Council was scheduled for June 13, 2015.

ITEM 12. ADJOURNMENT

There being no further business, Chair Hing adjourned the meeting at [7:58:49 PM](#).

Submitted by:

/s/ Beth A. Hedberg, MMC
Clerk to the Commission and City Clerk