

**EDGEWATER PLANNING & ZONING COMMISSION
BUSINESS MEETING MINUTES
APRIL 20, 2016**

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

ITEM 1. CALL TO ORDER

Chair Nathan Stark called the meeting to order at 7:00 PM.

ITEM 2. ROLL CALL

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

Present: Chair Nathan Stark, Commissioner Adam Schorger, Commissioner Jim Tobias and Commissioner Marilyn Gord.

Absent: Commissioner Karen Hing.

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

Moved by Commissioner Marilyn Gord, **Seconded by** Commissioner Jim Tobias to approve the agenda as presented. **Vote:** Motion carried by unanimous vote (**summary:** Aye = 4). **Aye:** Chair Nathan Stark, Commissioner Adam Schorger, Commissioner Jim Tobias and Commissioner Marilyn Gord.

ITEM 5. PUBLIC COMMENT (NON-AGENDA ITEMS)

There were no public comments.

ITEM 6. CONSENT AGENDA – MEETING MINUTES DATED FEBRUARY 3, 2016

Moved by Commissioner Jim Tobias, **Seconded by** Commissioner Adam Schorger to approve the consent agenda as presented. **Vote:** Motion carried by unanimous vote (**summary:** Aye = 4). **Aye:** Chair Nathan Stark, Commissioner Adam Schorger, Commissioner Jim Tobias and Commissioner Marilyn Gord.

ITEM 7. GENERAL BUSINESS

a. Ratification of Adjournment of February 17, 2016 Regular Meeting to March 2, 2016

City Attorney Carmen Beery explained the purpose for this agenda item noting that the action was necessary in order to be in compliance with the Commissions' Bylaws.

Moved by Commissioner Adam Schorger, **Seconded by** Commissioner Jim Tobias to ratify the adjournment of the February 17, 2016 regular meeting to March 2, 2016.

Vote: Motion carried by unanimous vote (**summary:** Aye = 4). **Aye:** Chair Nathan Stark, Commissioner Adam Schorger, Commissioner Jim Tobias and Commissioner Marilyn Gord.

b. Discussion and Possible Recommendation on Ordinance 2016-12, an Ordinance Amending Subsection 16-8-10(b) of the Edgewater Municipal Code, Concerning Permitted Uses in the RC-1 Zone District, to Allow the Attachment of a Single-Family Dwelling Unit to a Non-Residential Structure – Carmen Beery

City Attorney Beery said that staff had brought this ordinance to the Commission for their feedback. Mixed use was available in the RC-1 Zone District for single-family detached dwellings but not for attached single-family dwellings. It was noted that there was only one property located in the City whose zoning was designated as RC-1.

Moved by Commissioner Jim Tobias, **Seconded by** Commissioner Adam Schorger to recommend the approval of Ordinance 2016-12, an ordinance amending subsection 16-8-10(b) of the Edgewater Municipal Code, concerning permitted uses in the RC-1 Zone District, to allow the attachment of a single-family dwelling unit to a non-residential structure as presented. **Vote:** Motion carried by unanimous vote (**summary:** Aye = 4).

Aye: Chair Nathan Stark, Commissioner Adam Schorger, Commissioner Jim Tobias and Commissioner Marilyn Gord.

c. Discussion and Possible Recommendation on Ordinance 2016-13, an Ordinance Amending Chapter 16 of the Edgewater Municipal Code, Concerning Zoning, by Amending Subsection 16-3-130(d) to Lower the Bulk Plane Height in the R-1 and R-2 Zone Districts; Section 16-5-20 to Lower Maximum Principal Building Height in the R-1 Zone District; Section 16-5-70 to Increase Lot Coverage Allowance in the R-1 Zone District; Section 16-6-20 to Lower Maximum Principal Building Height in the R-2 Zone District; Section 16-6-70 to Increase Lot Coverage Allowance in the R-2 Zone District; and Section 16-12-20 to Lower the Maximum Building Height in the C-1 Zone District on Sheridan Boulevard South of West 25th Avenue – Carmen Beery

Chair Stark noted that the ordinance had been discussed at length during the Commissions' previous work session held on April 6, 2016. City Attorney Beery summarized the concepts contained in the ordinance which included: changes in the

bulk plane and principal building height in R-1 and R-2 Zone Districts; increasing the lot coverage in R-1 and R-2 Zone Districts; and changes to the definition of “lot coverage” excluding unenclosed front porches from the calculation.

Moved by Commissioner Jim Tobias, **Seconded by** Commissioner Marilyn Gord to recommend the approval of Ordinance 2016-13, an ordinance amending Chapter 16 of the Edgewater Municipal Code, concerning zoning, by amending Subsection 16-3-130(d) to lower the bulk plane height in the R-1 and R-2 Zone Districts; Section 16-5-20 to lower maximum principal building height in the R-1 Zone District; Section 16-5-70 to increase lot coverage allowance in the R-1 Zone District; Section 16-6-20 to lower maximum principal building height in the R-2 Zone District; Section 16-6-70 to increase lot coverage allowance in the R-2 Zone District; and Section 16-12-20 to lower the maximum building height in the C-1 Zone District on Sheridan Boulevard south of West 25th Avenue with the following amendments: to add a new whereas clause as follows, “WHEREAS, the Council finds that existing development on Sheridan Boulevard south of 25th Avenue is under twenty-five feet (25’) in height and, as such, reducing the maximum building height within that area to 25 feet, as recommended by the Commission, is consistent with existing conditions and would not create new non-conforming buildings”; and for changes to the bulk plane height in the measurement table reducing the height of the bulk plane from 15 feet to 12 feet on the property line for properties adjacent to an R-1 or R-2 Zone Districts.

Vote: Motion carried by unanimous vote (**summary:** Aye = 4). **Aye:** Chair Nathan Stark, Commissioner Adam Schorger, Commissioner Jim Tobias and Commissioner Marilyn Gord.

ITEM 8. PUBLIC COMMENTS

Bill Moore inquired as to how the twenty-five foot (25’) building height had been reached. He said it would be hard to meet that threshold in a two-story home with a pitched roof. He expressed concerns over the allowed height for standard garages. Mr. Moore said that he did not believe in the use of zoning ordinances to prohibit certain types of architectural designs.

ITEM 9. STAFF REPORTS

This item was held over to the work session.

ITEM 10. COUNCIL LIAISON REPORT

This item was held over to the work session.

ITEM 11. COMMISSIONER COMMENTS

This item was held over to the work session.

ITEM 12. DISCUSSION OF UPCOMING AGENDAS

This item was held over to the work session.

ITEM 13. ADJOURNMENT

There being no further business, Chair Stark adjourned the meeting at 7:35 PM.

Submitted by:

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