



PLANNING COMMISSION

MINUTES of January 12th 2021

Members of the Buena Vista Planning Commission met via Zoom at 7:00 PM on Tuesday, January 12th 2021.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Marolyn Cash
Melvin Henson, City Council Representative
Timothy Petrie

Members Absent:

Sandy Burke
Lucy Ferrebee
Jay Scudder, Ex Officio member

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called. Mr. Hawes was having difficulty dialing in at the beginning so Mr. Ohleger began the meeting and opened the public hearing.

PUBLIC HEARING

Zoning Text Amendment to clarify permitted temporary buildings for uses incidental to construction;

Mr. Roberts began his synopsis by acknowledging that in retrospect he made the wrong interpretation decision to allow the temporary dwelling at 708 E 25th St. This amendment would clarify that temporary buildings on a construction site may not be used as a dwelling. There were no public comments.

Zoning Text Amendment to repeal the build-to line (zero setback requirement) in the Mixed Business Zone;

Mr. Roberts summarized that this applies to commercial and multifamily buildings in the Mixed Business zone. Mr. Petrie mentioned that he recalled that the purpose of this provision was to help further SVU's master plan at the time, but that plan has not materialized and this provision is not as relevant. There were no public comments.

Zoning Text Amendment creation Section 507, Frontage and Private Streets, to clarify street frontage requirements for new development, private streets, and street design standards;

Mr. Hawes began by stating his agreement with the overall ordinance and pointed out the Board of Zoning Appeals Special Exception process for variances from the frontage requirement.

Mr. Roberts summarized the purposes of the ordinance as stated in the staff report.

Mr. Henson brought up 1610 and 1635 Spruce Ave. Mr. Roberts responded that those two houses are exceptions to the general policy in order to remediate the blight of the vacant houses.

Mr. Hawes brought up the importance of road maintenance and the gravel that washes down 17th Street from the unimproved east end of that road.

Mr. Henson asked about the requirement for HOAs to maintain the road, and Mr. Hawes responded that we do not have any or many of these. This led to the question of bonding projects to protect homeowners and the City if a developer goes bankrupt. Mr. Roberts added bonding to his notes for revising the text.

There was brief discussion of who pays for road construction. The City does not have enough money to pay for new roads; they are the developer's responsibility.

There was agreement that any road construction must be inspected carefully by Public Works to ensure it meets standards.

Zoning Text Amendment to revise Section 706, Sign Regulations, simplifying the ordinance and reducing permitting requirements

Mr. Hawes began by stating he was pleased we had finally gotten to this point and he agreed with the goal to reduce permitting requirements and simplify the code. He added that he was somewhat concerned that political signs could only be up for 30 days as temporary signs. Mr. Roberts responded that most political signs would be covered by the two permanent minor signs which do not require a permit. Mr. Petrie also brought up political signs in the public right of way, and Mr. Roberts explained that the City's position was that political signs are not permitting in the ROW except on election day and Labor Day, so that there is no appearance of government preference for a given candidate.

Mr. Henson asked about electronic message boards and Mr. Roberts responded that EMBs are permitted as long as they do not change messages more than once per minute. Mr. Roberts explained that animated or flashing signs can be dangerous to drivers and unattractive, and he asked the Commission their opinion. Mr. Hawes responded that he agreed with the safety concern.

There was no public comment.

Mr. Hawes closed the public hearing.

REGULAR MEETING

Minutes

Mr. Ohleger motioned to approve the minutes of December 8th 2020, Mrs. Cash seconded, and all voted to approve.

Secretary's Report

Mr. Roberts explained that the downtown plan is almost complete and he would be in touch to schedule a presentation.

New Business

Mr. Hawes asked for a motion to recommend approval the four text amendments from the public hearing. The Commission agreed that they did not need to discuss the amendments more. Mr. Ohleger motioned to recommend approval, Mrs. Cash seconded, and all voted yes.

Adjournment 8:00 PM

Approved: _____