



PLANNING COMMISSION

MINUTES of June 8th 2021

Members of the Buena Vista Planning Commission met at the Fire Department and via Zoom at 7:00 PM on Tuesday, June 8th, 2021.

Members Present:

Dennis Hawes, Chairman
Michael Ohleger, Vice-Chairman
Sandy Burke
Marolyn Cash
Lucy Ferrebee
Kristie Gibbons
Timothy Petrie
Melvin Henson, City Council Representative

Members Absent:

Jason Tyree, Ex Officio member

Staff Present:

Tom Roberts, Director of Community & Economic Development

Meeting is called into order and roll was called.

Public Hearing

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

Mr. Roberts explained that after the Planning Commission Public Hearing and vote on this draft text in February, he had made a number of edits. These are summarized in a list in the staff report. None are substantive changes; they address some gaps and ambiguities.

Mr. Henson brought up bonding construction of streets, and Mr. Roberts pointed to where this requirement is in the text. Mr. Henson also asked about allowing private streets on public rights of way for utilities. Mr. Roberts explained that he was thinking specifically of the water tower and cell tower up the hill from 34th Street.

There was no public comment.

Mr. Ohleger motioned to recommend approval of the text amendment as presented to City Council, Mr. Henson seconded, and all voted yes.

Zoning Text Amendment, Section 802, Zoning and building permit procedures

Mr. Hawes noted that the Commission had discussed this thoroughly at the last meeting, and since there was no public comment, he asked for a motion. Mr. Henson motioned to

recommend approval of the text amendment to City Council, Mr. Ohleger seconded, and all voted yes.

Minutes

Mr. Hawes noted that he did not make a motion as stated in the discussion of the alley abandonment. Mr. Roberts said he would correct that in the minutes. Mr. Petrie moved to adopt the minutes of May 11th 2021 as corrected. Mr. Henson seconded, Mrs. Burke and Mr. Ohleger abstained, and all voted yes.

New Business

Discuss Site Plan for 2414 Ash Avenue and alley abandonment in 2400 block of Ash Ave

The property owner, Michael Martin, was present. Mr. Roberts reported that the proposal has not changed. He was still waiting on assessment of the property and development of stormwater management recommendations and apologized for not having that information ready yet. He asked that the Commission recommend approval pending agreement on a stormwater management plan.

Mr. Hawes asked about sewer to serve potential future development north of they proposed alley abandonment, near 25th St and Hickory or Ash. Mr. Roberts responded that if developed, that would most likely be served by sewer going down 25th St and not through the alley under discussion.

Mrs. Cash brought up the stop sign on 24th Street. Mr. Roberts responded that he would ask them to take the stop sign down.

Mr. Henson motioned to recommend approval of the abandonment contingent on adoption of a satisfactory stormwater management plan. Mr. Ohleger seconded and all voted yes.

Following the motion, Mr. Roberts and the Commission discussed the specific topography of the site more and the drainage shed.

Zoning Text Amendment, Section 630, Table of Setbacks

Mr. Roberts explained that he thought it would be simplest to establish a minimum setback for corner sides rather than an "x + y" formula. He also noted that his research found deep corner side setbacks required in many localities, but he could not find research that suggested there was much danger in smaller corner side setbacks.

Mr. Henson brought up that vegetation is often a problem for corner visibility, and Mr. Roberts responded that the City does not have anything in the code currently specific to corner visibility and vegetation. All they have is general language about weeds and overgrown vegetation in the property maintenance and nuisance codes.

Adjournment 7:40 PM

Approved: _____