

Pursuant to due call and notice thereof, a Planning Commission meeting was held on Tuesday, January 21, 2014 at 6:30 p.m.

PRESENT: Katie Reiling, Mary Sieben, Ed Dunn, Jeff Meyer

ABSENT: Rick Fischbach

The meeting was called to order at 6:33 p.m.

### **MINUTES OF DECEMBER, 2013**

*Motion was made by Mary Sieben to approve the minutes as written, second by Ed Dunn, all in favor and carried.*

### **IMPERVIOUS SURFACE COVERAGE**

Randy Jenniges was present at the meeting to discuss impervious surface coverage throughout the city. He explained that with the proper engineering plans water runoff can be dealt with better than it could have years ago. In order to stay competitive with neighboring cities, we needed to adjust our impervious surface coverage. Mr. Jenniges recommended the following changes:

<u>Current Zoning</u>			<u>Proposed Zoning</u>		
R-1	Shoreland	25%	R-1	Shoreland	35%
	Non Shoreland	35%		Non Shoreland	50%
R-2	Shoreland	25%	R-2	Shoreland	50%
	Non Shoreland	35%		Non Shoreland	50%
R-3	Shoreland	25%	R-3	Shoreland	50%
	Non Shoreland	35%		Non Shoreland	50%
C-1	Shoreland	85%	C-1	Shoreland	No Change
	Non Shoreland	85%		Non Shoreland	No Change
C-2	Shoreland	60%	C-2	Shoreland	No Change
	Non Shoreland	60%		Non Shoreland	No Change
C-3	Shoreland	25%	C-3	Shoreland	No Change
	Non Shoreland	25%		Non Shoreland	No Change
I	Shoreland	25%	I	Shoreland	50%
	Non Shoreland	60%		Non Shoreland	90%

***Motion was made by Mary Sieben to recommend changes to the current Zoning Ordinance. Impervious surface coverage for each zoning classification will be as follows:***

***R-1 shoreland changed to 35%, non shoreland changed to 50%***

***R-2 shoreland changed to 50%, non shoreland changed to 50%***

***R-3 shoreland changed to 50%, non shoreland changed to 50%***

***Industrial shoreland changed to 50%, non shoreland changed to 90%  
(commercial zoning will remain the same)***

***Second by Ed Dunn, all in favor and carried.***

## **VALLEY VIEW ESTATES-AVON ESTATES APARTMENTS**

The Planning Commission corrected a typo on the Project Description page of the application. Under “Apartments” it states a wood framed structure three (2) stories in height....the three needs to be changed to two.

Harold and Annette Jesh were present at the meeting. Block 11, Lot 1 is a city owned property. This property will be split into two parcels, Tract A and Tract B. The Valley View Estates Apartments will be built on Tract A. Valley View Apartments may not need a variance for impervious surface coverage as the Planning Commission recommended a change in impervious surface coverage. Awaiting approval from the Avon City Council at their next regular meeting, the public hearing for the ordinance changes will be held at the February Planning Commission meeting. The Planning Commission reviewed the civil site plans with Randy Jenniges. There were no issues with the civil site plan that was presented.

## **ACCESSORY STRUCTURES**

The Planning Commission discussed the accessory structure limitations in the zoning ordinance. The current ordinance states that a combination of accessory structures cannot exceed 1,000 square feet in area. The Planning Commission feels that if the impervious surface coverage percentages are being increased that the accessory structure should also be adjusted.

***Motion was made by Jeff Meyer to change Chapter 21 General District Provisions, Subd. 3., Accessory Buildings, No. 4 to read “Within the R-1 and R-2 district the combination of accessory structures will not exceed the floor area of the principal structure. In addition, lot coverage requirements outlined within the respective districts shall be adhered to,” second by Katie Reiling, all in favor and carried.***

## **NOTES**

Rick Fischbach remains the representative for the Joint Committee, Jeff Meyer has been appointed to the Design Committee for Avon Estates.

The Public Hearing for the corrections to the Ordinance will be held at the February meeting.

The webinar will be reviewed in March.

Respectfully submitted,  
Amy Pease