

Douglas S. Wright, Jr., chair, called the meeting to order at 7:05 p.m., on Wednesday, October 27, 2021, in the Council Chamber of City Hall.

## **I. Roll Call**

**Also present were commission members:**

- C. Davis
- J. Stone
- R. Thomas
- S. McIntire, ex-officio

**The following staff members were present:**

- K. Maher, PCAD Director
- S. Bockmiller, Development Planner/Zoning Administrator
- M. Flick, Planner
- A. Haight, Administrative Coordinator

**Absent were commission members:**

- J. Wheeler

## **II. REGULAR MEETING**

**A. Approval of Minutes:** No minutes.

**B. Development Review:**

### **Consultation – Reese Farm subdivision – Emmert Road**

**Applicant represented by:** David Lyles, property owner, and David Trostle of Frederick, Seibert and Associates.

**Staff presentation:** Mr. Bockmiller presented his staff report which is in the meeting file. The property owner wanted to review the proposed layout of the development and discuss its nature (townhouse garage configuration without using traditional neighborhood design). Given its location and the developed nature of surrounding properties, staff has no objection to the use of contemporary subdivision design (no alleys) provided the issue of parking across public sidewalks can be addressed.

**Applicant presentation:** Mr. Trostle explained the nature of the surrounding area, topographic constraints, the unlikelihood that a collector road could be incorporated.

**Commission discussion:** The Commission had little comment on the design and had no objection to moving past the expectation of traditional subdivision design. Contemporary design would be acceptable here.

**C. Planning Commission Business**

**2021 Annual Package of Amendments to the Land Management Code**

**Staff presentation:** After discussing issues informally at prior meetings, this is the official presentation or request for amendments to the Land Management Code to the Planning Commission for its consideration before moving an endorsed package to public review. The issues were discussed individually as follows.

**Commission Discussion:** For proposal 2021-03 (homeless shelters), Mr. Stone suggested that homeless shelters be permitted downtown with a special exception. After discussion and further explanation of the full expanse of the existing interpretation of the ordinance and proposed language, he withdrew his concern. For proposal 2021-04 (mini-storage in POM District), there was no discussion. For proposal 2021-05 (updates to Conversion District) there was no discussion. For proposal 2021-06 (miscellaneous), the Commission directed no changes to any of the proposed 11 amendments. For proposal 2021-07 (traditional subdivision design), the definition of “ell” was accepted. Mr. Stone stated that the standard detail for streets and alleys should be as narrow as possible to offset the additional impervious surface. Mr. Stone suggested that two-way alleys aren’t necessary. Once staff explained all the changes, the Commission had no objections to or changes to any of the 11 adjustments. For proposal 2021-08 (signs), staff believed they made all the changes directed at the last meeting, but the meeting audio was hard to understand. No changes were directed.

The issue was also raised about resurrecting expired nonconforming townhouse buildings, even when they were reduced in number of units and in compliance with current requirements. Staff noted this would affect few buildings in the city, but one came up recently on Jonathan Street, where what was obviously a stick of three townhouses was converted into a duplex. The new owner wants to put it back into service as three units. The building is obviously built for that purpose but interior party walls were breached in the past connecting two of the units. The Commission directed staff to craft language to address this

**D. Other Business** – There was some discussion of Recovery Act funding being provided to planning commissions and planning operations in other jurisdictions. Mr. Wright pointed out that the next comprehensive plan should involve an outside consultant. Ms. Maher pointed out that outside help might be needed for updating the Water Resources Element. Some discussion as also had regarding planning for climate change and impervious surface mitigation.

**III. ADJOURNMENT** – 9:00 p.m.

1/12/2022

Date

  
for Amy Haught, Administrative  
Coordinator