

Douglas S. Wright, Jr., chair, called the meeting to order at 6:58 p.m., on Wednesday, November 30, 2011, in the Conference Room, Fourth Floor, City Hall. Also present were commission members M. Brubaker (late), D. Gysberts, D. Miller, J. Stone, R. Thomas, and J. Wheeler. The following staff members were present: K. Maher, Planning Director; S. Bockmiller, Development Planner/Zoning Administrator; and D. Calhoun, Secretary.

### SPECIAL MEETING

#### Land Management Code Amendments - Article 4, Beginning With Section N

- Page 4-91, 2, Line 1 - Mr. Wright asked that the word, "structure," be clarified since it is tied in to number 1 on page 4-91. Mr. Bockmiller suggested adding "noncompliant" before "structure." Mr. Wright noted that number 3 identifies structures as noncompliant. A definition might need to be added for "noncompliant structure."
- Page 4-91, 4, Line 1 - "Sub-Section 2" does not refer to destroyed structures. Delete reference to subsection 2 in the second line. Delete "prior to being destroyed" at the end of the first sentence. (Mr. Brubaker arrived.)
- Page 4-93, 2 - inside the parentheses, "Site Plan Requirements" should be "Site Plan Standards."
- Page 4-94 - Mr. Wright asked if the dimensional requirements would be better placed in Article 5 because it is a design standard. The commission decided that would be the appropriate location. Sub-section 3, a, (1) and (2), 3, b, and 3, e (on page 4-95), were moved to Article 5.
- Page 4-94, d - Flip-flop the first and second sentences for clarification.
- Page 4-94 - Section 3 heading should be "Off-Street Parking Requirements."
- Page 4-102, a, (1) - The paragraph needs to be reworded for clarity. Delete the last section of the last sentence.
- Page 4-102, a, (3) - Mr. Bockmiller needs to re-work this sub-section.
- Page 4-104, f, (1) - Correct typographical error (co-location) on the second line from the bottom.

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- Page 4-107 - Find another way to say "*de novo*."
- Page 4-109 - Site Plan Requirements will be broken out into its own section; a reference to filing fee for site plans will be added.
- Page 4-110, 2, a - Mr. Bockmiller will review verbiage for clarity
- Pages 4-110 and 4-111 - Types of site plans should be listed from the smallest to the largest [reorder subsections in this order: (3), (2), (1), and (4)]
- Page 4-111, (2) - Staff-approved site plans need to be renamed for clarity (i.e., "minor site plan"). (Mr. Stone left the meeting.); in the last line, use "in this Section," rather than "Section S."
- Page 4-113, d - The intent of the language is to make our ordinance consistent with the City Engineer's requirements. Staff will check to make certain this section is in conformance. Mr. Wright suggested that "substantial" in the second line be clarified to "at least 51%."
- Page 4-115, 2, a - The new language codifies what amounts to an interpretation by the Historic District Commission in that that commission can be lenient in its consideration of what is not visible from a public way. Clarification should be added that a public way does not include alleys.
- Page 4-120, 7 - The City Attorney's Office advised that the Demolition by Neglect section should be re-written. The proposed language was written by City Attorney to provide the City a more effective tool to compel property owners to take care of their buildings.
- Page 4-123, 8 - Delete reference to Planning "Department" and replace it with Planning "Office."
- Page 4-133 - Streamline the language.

LMC Text Amendment: Manufacturing Memo

Since manufacturing uses are always changing, staff proposed replacing many of the specific manufacturing uses with broader categories and assigning them to appropriate districts. A distinction was made between working with raw materials and refined materials. Three

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categories were proposed: Light, General, and Heavy. Staff noted that certain uses would not be permitted in the "Manufacturing, Heavy" district in the city, including but not limited to slaughterhouses, paper mills, asphalt plants. The concept of general references to manufacturing uses was researched on the internet and many other municipalities are using this type of system.

- Proposed Definitions, "Manufacturing, Light" - Add "odors" to the last line.
- Proposed Definitions, "Manufacturing, General" - Add "odors" to the second to the last line.

Proposed Zoning District Assignments

A conflict was identified between the square footage requirements in the text and in the chart. The commission decided to delete the square footage requirements in both the definitions section and the charts. The Planning Commission decided that "Manufacturing, Light" should only be as special exceptions in the CC-MU and POM and principally permitted elsewhere.

Discussion will begin at the next special meeting on December 7 on Page 4-137. Mr. Wright and Mr. Stone indicated that they will be unable to attend on December 7.

Adjourn: It was moved and seconded that the meeting adjourn at 8:50 p.m.

Date

1/25/2012

DC Calhoun  
Debra C. Calhoun - Secretary