# Planning and Zoning Commission Work Session Minutes January 10, 2013 Conference Room 1-B - 1<sup>st</sup> Floor City Hall

#### **ATTENDANCE:**

Commission Members Present: Lee, Peters, Reichlin, Skala, Strodtman, Wheeler, Vander Tuig

Commission Members Absent: Puri, Tillotson

Staff: Teddy, Zenner Guests: Darrel Dudley

#### ADJUSTMENTS TO AGENDA:

Added discussion of Downtown Abeyance Ordinance under new business "other topics"

#### **TOPICS DISCUSSED – New Business:**

## • November Building Report

Chairman Wheeler noted the November Building Report had been provided. There were no questions or comments on the Building Report.

#### • Comprehensive Plan Update

Mr. Zenner provided an overview of the proposed first final draft of Columbia Imagined. He noted that the staff was preparing to distribute the document to the Task Force before the end of business on Friday and that the Commissioners would be receiving a copy for review as well; however, there was no expectation of the Commission reviewing the document until the Task Force completed its initial review.

Mr. Zenner explained the process in which the Task Force review was anticipated to occur. He noted that they would begin meeting on January 23 and meet until February 27. He noted that the majority of the time for review would likely be spent on the future land use plan and the recommendations surrounding it.

Mr. Zenner noted that Chairman Simon was taking another job in New York in the middle of January and it was his understanding that she would not be participating in the project following her departure. He noted that he had not heard directly from her and was hoping to discuss the matter with her the beginning of the following week. Chairman Wheeler indicated it was his understanding she would be stepping down as the chair of the Task Force but had heard nothing as well.

There was general discussion regarding the contents of the plan and several suggestions for areas/items to look into before final presentation to the public. A concern was expressed about the coloration of the Future Land Use Map and the potential need to have it in black and white. Another concern expressed dealt with the depiction of developable property. And a third concern expressed dealt with the question "did the future land use recommendations take into account the ideas or planning that went into completing the Northeast and East Area Plan." Mr. Teddy and Mr. Zenner answer these questions and indicated that these would likely be addressed by several comments of the Task Force and the staff prior to hold public forums.

#### • Proposed Sign Ordinance Amendments

Mr. Zenner gave a brief update on where the staff was in compiling its research on the sign ordinance amendments. He noted that due to the focus on completing the Comprehensive Plan staff has had limited

opportunity to research the issue. However, he did note that in the limited amount of research that was conducted it appeared a majority of the communities surveyed did not allow electronic scrolling message boards.

Mr. Zenner indicated that it was his intent to have before the Commission a draft of the proposed revisions by the February 7 meeting. This would allow for internal discussion at the following two work session meetings and the scheduling of a public hearing by the end of March or at the latest the first meeting in April prior to the expiration of moratorium which is set for April 16, 2013.

Mr. Zenner requested confirmation from the Commission that the focus of the revisions would be on the electronic scrolling message boards and potential amortization provisions. Staff did not intend on including the issue of additional advertising needs expressed by the sign industry for commercial centers. The Commission indicated by voice and "thumbs-up" that they were satisfied to have the amendments limited as recommended by staff.

## Other Topics

### **Downtown Abeyance Ordinance**

Commissioner Vander Tuig indicated that the he had been informed that the DLC would potentially be meeting sometime next week to discuss the proposed ordinance relating to downtown demolitions and the possible changes to the C-2 zoning district. He indicated that prior to going to the meeting as the PZC's liaison he wanted to get a sense of what the Commission's thoughts were on the ordinance. He noted that the CID had sent a letter to Council indicating its displeasure with the ordinance but interest in making changes to the C-2 zone to address some of the issues.

There was general discussion amongst the Commissioners. It was noted that it seemed odd the Commission was not specifically asked for formal comments. Chairman Wheeler noted that Commissioner Vander Tuig representation on DLC allowed at least the ideas of the Commission to be conveyed. He was in support of the ordinance realizing that any amendments to the zoning code would come through the PZC prior to making it to Council. The majority of commissioners in attendance agreed with Chairman Wheeler's comments and it was concluded that a vote of support for the ordinance could be forwarded with the expressed caveat that any ordinance to change C-2 would require PZC involvement.

Mr. Teddy and Commissioner Vander Tuig indicated that it would be worthwhile to develop a strategy of what could be accomplished from a zoning prospective within the 6 month abeyance. This was something that the Commissioners agreed was worthwhile. Mr. Teddy and Commissioner Vander Tuig were to work on something before the DLC meeting.

#### **OLD BUSINESS**

- Temporary Abeyance- Council Tracker #2853 was not discussed
- Steep Slopes was not discussed

**ACTION(S) TAKEN:** No minutes were approved as the December 20 work session was canceled. No motions were made or taken. Meeting adjourned approximately 6:55 p.m.