

3. PLANNING CASE 12-10 – ACCESSORY GARAGES/STORAGE BUILDINGS
IN LDR1 AND LDR2 ZONING DISTRICTS – PUBLIC HEARING

It was noted the City is proposing an ordinance amendment to eliminate the restriction of only one detached garage/storage building per dwelling unit in the LDR1 and LDR2 zoning districts.

Chairman Naeve questioned why this issue was before the Planning Commission for consideration. Planner Harlicker indicated residents have requested a detached accessory structure/storage space in addition to a detached garage, and this would not be allowed under current City Code.

Chairman Naeve opened and closed the public hearing at 7:34 p.m., as no one wished to address the Planning Commission.

Chairman Naeve asked how many structures were allowed on a site. Planner Harlicker indicated a total of three structures were allowed.

Commissioner Geisler suggested the word “unit” be removed from the first sentence of Section 11-705 (5)(a). She was not in favor of having 1,200 square feet of accessory structure space in the rear yard of each duplex or townhome unit in the City.

MOTION BY COMMISSIONER GEISLER, SECONDED BY COMMISSIONER STEPHENSON, TO AMEND SECTION 11-705(5)(a) TO STRIKE THE WORD “UNIT” FROM THE FIRST SENTENCE.

Community Development Director Nevinski understood the requested language change but was unsure if the removal of this one word would assist with administering this issue. He recommended Staff review this further and provide comment to the Commission at a future meeting.

Commissioner Geisler stated the code language was confusing and her amendment would assist in clarifying the differences between the two family unit dwelling and a two family dwelling.

Commissioner Stephenson suggested the language be approved this evening addressing the detached garage issue and direct Staff to report back to the Commission at the June meeting.

Chairman Naeve recommended this issue be brought to the Commission at a future work shop meeting prior to approval. She was concerned with the lot coverage with the new code amendment. Planner Harlicker indicated the lot coverage would remain at 30% as staff was not proposing this to change. He commented the 1,200 square feet would only be allowed if the 30% lot coverage standard were met.

Chairman Naeve questioned how these accessory structures would be accessed in rear yards. Community Development Director Nevinski stated a fourth car could be parked an accessory structure, along with boats or trailers.

COMMISSIONER GEISLER WITHDREW HER MOTION REQUESTING STAFF CLARIFY THE LANGUAGE WITHIN THE ORDINANCE AMENDMENT REGARDING TWO-FAMILY UNITS.

Commissioner Geisler suggested the architectural material/setback information be placed within its own Subsection within the Ordinance. Community Development Director Nevinski agreed with this recommendation stating this area of the Code could be reformatted.

Commissioner Stephenson inquired if the request should be approved this evening with the understanding certain sections would be reviewed at a future meeting. Community Development Director Nevinski recommended that action on the Ordinance amendment be postponed to a future meeting to allow Staff time to review the language based on the Commission's comments.

MOTION BY COMMISSIONER STEPHENSON, SECONDED BY COMMISSIONER GEISLER, TO TABLE ACTION ON THIS ITEM TO THE JUNE 21, 2012 MEETING DIRECTING STAFF TO CLARIFY THE LANGUAGE WITHIN THE ORDINANCE REGARDING TWO-FAMILY UNITS. THE MOTION PASSED UNANIMOUSLY.