

1 to the concept plan for the ring road extension, which would ultimately connect to the shopping
2 center and vacant acreage (Groendyke property) to the south. Hamming added that they had also
3 considered more centralized parking in the center of the development area and the potential to
4 extend the alley for rear access to the stores. General discussion then turned to the problems with
5 trash receptacles and outdoor materials stored in the alleys behind both shopping centers.
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7 The Planning Commission then thanked Mr. Hamming for his presentation and stated
8 support for moving forward with more clarification of the potential project.
9

10 CLEARZONING

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12 Wicklund then stated he had a list of proposed changes to the *clearzoning* draft and that the
13 Planning Commission could get through that review and then have Loeks go through his notes on
14 the screen. Wicklund added that he didn't think the Planning Commission should get into the list of
15 uses (under "How to Use This Ordinance"), but rather have the Consultant review this section after
16 the draft ordinance changes are complete. There was general agreement to take this approach and
17 Wicklund proceeded with his list.
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19 After Wicklund reviewed his listing, Loeks initiated the review of his notations, focusing on
20 some of the areas of special uses, including the consistent condition related to location on a county
21 primary road. Wicklund stated that with review of these special uses, the Planning Commission
22 could consider such compatibility of location on a case by case basis, with some listed uses using
23 other frontage roads just off the primary roads instead. The Planning Commission agreed that this
24 may be too restrictive for many of these uses. The Planning Commission then reviewed the
25 Industrial classifications, with Wicklund adding that we had previously recommended changes to the
26 setbacks. He also indicated that he had been retained by COG to look at countywide industrial
27 zoning and his recommendation included a three tier approach, with an "I-1" the least intensive and
28 such uses may be supported on smaller parcels, the "I-2" being the more specialized research
29 related on medium size parcels, and the "I-3" being the most intensive on the largest parcels, with
30 outdoor storage of materials permitted in some cases. The Planning Commission generally agreed
31 to include revisions to have the "I-1" go to a minimum of 2 acres with 200 foot of lot width, the "I-2"
32 would be deleted with the EBT going to 3 acres and the existing 250 foot of lot width and the "I-3" to
33 4 acres and the existing 300 foot of lot width. Derby had concerns over how to divide up the existing
34 "I-2" District uses, with Wicklund indicating he would evaluate these to move into the three others
35 based upon intensity and outdoor storage concerns.
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37 Following review of the balance of the draft amendments, Loeks will forward the changes to
38 Wicklund who will incorporate the final draft amendments and then have these forwarded on to the
39 consultant. Loeks wondered about timing for the public hearing and Wicklund stated the deadline for
40 the September 28 meeting would be August 31 for submittals, but the notice of public hearing would
41 be not less than 15 days, so that would give the consultant 2-3 weeks to make the changes. He
42 would check with them on this time schedule. Wicklund also added that he would be forwarding the
43 draft CIP for review at our regular meeting on August 24th so that this could then go on to the Board
44 for their budget process.
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47 There being no other formal discussion, **motion was made by Derby, supported by**
48 **Saunders, and unanimously supported** to adjourn the Planning Commission meeting at
49 approximately 8:40 p.m.
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Respectfully Submitted,

Larry Loeks

Secretary of the Planning Commission

Date minutes prepared: August 13, 2010

Date minutes approved: _____