

## ***I. PROCEDURES***

- A. Call to Order                      Chairman Buck Williams called the meeting to order at 7:00 p.m.
- B. Pledge of Allegiance              Chairman Buck Williams led the pledge of allegiance.
- C. Roll Call                              Present were Chairman Buck Williams, Commissioners Robert Hupp, Tony Robertson, Brad Massey and Phil LaGro. A quorum was present. Absent were Commissioner Harry Schmitz and Barbara Brutvan. Present from Staff were Tim Pettit, Chief Building Inspector, and Sue Bennett, Deputy City Clerk/HR Administrator.
- D. Adoption of Agenda              Commissioner Massey made a motion to adopt the Agenda as presented. Commissioner LaGro seconded the motion, and it carried.
- E. Approval of Minutes from May 17, 2018 Work Session & May 17, 2018 Regular Minutes                      Commissioner LaGro made a motion to approve the Minutes from the regular meeting and work sessions on May 17, 2018. Commissioner Hupp seconded, and it carried.

## ***II. PUBLIC PARTICIPATION - None***

### ***III. Creation of new residential zoning district – R1-4 – Single Family Residential District (Min. 4000 Square Feet lot area) as presented, amending the City Code; Article 12-4.01 – Zoning districts, Article 1204.01 – Uses Permitted, Article 12-5.01 – Additional Requirements for Uses Permitted, Article 12-56.01 – Density Schedule, Article 12-5.02 – Additional Requirements for Density Schedule, Article 12-13.01 – Parking Requirements by use – T. Pettit***

Staff was directed to create a higher density zoning that has a favorable environment and residential character for family life. Through our planning and zoning work sessions and public hearings, the following higher density-zoning district is proposed. This district will be titled and referenced as R1-4 – *Single Family Residential District (4000 sq. ft. min. lot size)*. This newly created residential district is presented to the Planning & Zoning Commission for approval and recommendation to City Council.

#### ***A. Report to the Planning and Zoning Commission for review.***

The new zoning district will require amending the City Zoning Code, Title 12, as follows:

Article 12-4.01 – Zoning Districts: 1) Addition of R1-4 description and definition of the new district. 2) This zoning district also has a minimum and maximum allowed acreage. (5 acre min./20 Acre max)

Article 12-4.01 – Uses Permitted In Each Zoning District: Addition of R1-4 to chart, identifying uses allowed per chart. 2) Article 12-5.02 – Additional Requirements: The addition of paragraph (ii), Home Occupations allowed in the R1-4 Zoning District.

Article 12-6.01 – Density Schedule: 1) Addition of R1-4 to chart identifying density requirement for this zoning. 2) Article 12-6.02 – Additional Requirements: The addition of paragraph (q) all second stores of a structure must maintain a 10' side yard setback. 3) Also adding Parking Requirement to this chart for reference to Article 12-14 parking

Requirement.

Article 12-14.01 – Parking Requirements By Use: Amending the chart; by the addition of **Subdivisions; with no on street parking**. This will require all subdivisions with no on street parking to provide 1 parking space per every 5 lots within the subdivision.

This new zoning district does not create new zoning areas; it was created in description, permitted uses and density requirements requiring developers to go through the rezoning process to acquire this zoning and amending the General Plan (if required).

Staff recommends the Commissioners approve the new R1-4 Zoning District as presented.

*B. RECESS TO PUBLIC HEARING 7:10pm*

*RECONVENE REGULAR PLANNING AND ZONING SESSION: 7:13pm*

*D. Discussion and Decision*

Commissioner LaGro asked if the Single-family units have a 1-car garage would they be able to park 2 vehicles in the driveway. Tim stated that this would be preferable allowing more available space in the visitors parking area.

Chairman Williams asked for a motion to approve the R1-4 Single Family Residential District (Min 4000 Square Feet lot area) as presented, amending the City Code: Article 12-4.01 – Zoning Districts, Article 12-5.01 – Uses Permitted, Article 12-5.02 – Additional Requirements for Uses Permitted, Article 12-6.01 – Density Schedule, Article 12-6.02 – Additional Requirements for Density Schedule, Article 12-14.01 – Parking Requirements by use, for approval by City Council.

Commissioner Hupp motioned to approve as presented. Commissioner LaGro seconded and it carried.

**VI. Adjourn**

The meeting adjourned at 7:15 p.m.

---

Buck Williams, Chairman

ATTEST

---

Sue Bennett, Deputy City Clerk