

## **I. Call to Order**

Members Present: Abby Bleything, Vice-Chair; Joe Perron; Sarah van Ryckevorsel; Tommie Murray; Brendan Sage; Connor Daly

City Staff Present: Eric Vorwald

Guests Present: Kristine Lott, Mayor; Ruth Steinmetz

Call to Order by: Abby

Meeting Start Time: 6:33 PM

Minutes Recorded by: Eric Vorwald

## **II. Changes to the Agenda**

None

## **III. Public Comment**

No members of the public were present to offer comments, however Eric indicated that he received an email with comments earlier in the day and noted that it was forwarded to the Planning Commissioners for their information.

## **IV. Approve Previous Meeting Minutes**

Decision: 5 – 0

Motion by: Tommie

Second: Sarah

Minutes/Notes: Tommie made a motion to accept the minutes as presented.

## **V. Continued Discussion on Unified Land Use & Development Regulations (ULUDR), Section 4.4 – Design Review**

Eric provided an introduction on the specific districts that were proposed for discussion. He referenced the maps that were included in the agenda and stated that three areas were identified. He noted that one area may be questionable due to the fact that only two properties were included, but wanted to have the conversation before requesting a legal determination on the district.

Eric highlighted the boundaries of the three districts including the state register historic resources included in each area. He also reviewed the zoning districts and refreshed the members on the process for review in the Downtown Core Zoning District, which requires design approval from the City Council. The Planning Commission discussed the three districts and suggested edits to add and remove properties from each district. In general, the Planning

Commission was comfortable with the three districts, including the modifications.

Following the discussion on the districts, Eric asked the Planning Commission how they would feel if the City was able to use the state register to create a local register where the design review requirements would apply. He clarified that this may not be a possibility, but he would investigate this as an option if the Planning Commission was interested in this as an approach. He also indicated that if this was possible, it would be in lieu of separate design review districts. The Planning Commission thought this was a good option and would be interested if this was an option. Eric agreed to review this with legal counsel to determine if it was possible.

Finally, Eric reviewed the text that would govern design review. He highlighted the changes from the last meeting and indicated that most of the changes were minimal. The Planning Commission did not have any additional comments on the updated text. This concluded the discussion on design review.

## **VI. City Updates**

Mayor Lott highlighted the public hearing on September 5<sup>th</sup> to take comment on the proposed amendments that were referred from the Planning Commission. She indicated that this was for discussion only and that any action would happen at a future meeting. She also noted the Council would be discussing changes to the public building registry per recommendations from the Housing Commission and building code officials. Eric highlighted the two projects underway through the regional planning commission related to the walk/bike master plan and the LaFountain Street and Dion Street scoping study.

The Planning Commission asked several questions about recently burned buildings that are now vacant. Eric indicated that work is on-going to determine the future of the buildings and that City officials are in constant contact with the property owners. Questions were also asked about incorporating changes based on Act 47. Eric indicated that he was preparing language that could result in significant changes to the regulations, although the impacts may be less so.

## **VII. Other Business**

Eric noted that the next meeting would be on September 14<sup>th</sup>.

## **VIII. Adjourn**

Motion by: Joe

Second: Brendan

Meeting End Time: 7:51 PM