

**Planning and Zoning Commission Special Work Session Minutes**  
**August 10, 2016**  
**Conference Room 1-B - 1<sup>st</sup> Floor City Hall**

**ATTENDANCE:**

Members Present: Burns, Loe, MacMann, Rushing, Russell, Strodtman, Toohy

Members Absent: Harder, Stanton

Staff: Moehlman, Zenner

Guests: Farnen

**ADJUSTMENTS TO AGENDA:** None.

**TOPICS DISCUSSED – New Business:**

- UDO Comment and Issue Spreadsheet

Mr. Zenner began the meeting by discussing several potential issues that will need to be addressed as the Commission and staff prepare for the upcoming public hearing in October as well as strategies for completing the spreadsheet of concerns/issues. He reminded the Commission of the upcoming schedule and brought several of the Commissioners who had missed the last meeting up to speed on where in the process everyone was.

Mr. Zenner also addressed several concerns raised in an e-mail received earlier in the day about the process of incorporating UDO comments that were submitted during the “module” phase of the project. He noted that all comments received prior to the October 2015 “Integrated Draft” had been forwarded to Clarion and where either noted as being incorporated into the document through footnotes or where chosen to not be incorporated by Clarion and staff for various reasons. He also noted that the letter and its recommended changes/actions produced by Clarion following the November 4 presentation of the “Integrated Draft” were partially noted as being addressed in the spreadsheet. Several of the recommended changes had not been incorporated into the May 2016 draft but would be prior to the final public hearing draft being produced.

Mr. Zenner further indicated that it was not staff’s intent to go back and review each comment submitted during the “module” stage of the UDO project to determine if they were included or not in the May 2016 draft. If a comment or issue previously submitted was not addressed to a particular community member’s liking that was what the last 6 Information and Comment Sessions were intended to address. At this point the Commission was being asked to focus on what was within the current spreadsheet.

Having address several of the administrative matters relating to the UDO process Mr. Zenner proceeded to move into the Commission’s continuing review of the spreadsheet beginning with comment 136. The Commission engaged in discussion. There were specific questions regarding fraternity and sorority parking requirements. Mr. Zenner indicated that the standard would be moved back to the current requirement of 1 space per 2 occupants. Mr. Moehlman indicated that he had responded in a similar fashion to an e-mail asking the same question from a local attorney.

Commissioners discussed this issue and Commissioner MacMann asked that the staff consider coordinating better with MU as it related to parking matters. It was his understanding that there may be opportunity to address parking in a more global manner. He noted that his request wasn’t to be considered something for now, but should be explored moving forward.

Commissioners continued to review the spreadsheet through comment 148. There was extended Commission discussion on comments 138 (driveway in front yard), 139 (M-DT residential parking), 142 (street trees), 146

(street walls), and 148 (non-conformity expansion). While discussed at greater length, the Commission did not seek to have the comments considered for further discussion and accepted the issue answers given by staff. The issue of street walls was noted that it would be further discussed at the August 24 meeting which was to be devoted to M-DT matters only.

Mr. Zenner noted that due to time constraints the remaining "Y" answered questions would be taken up at the next Commission work session on August 18. Additionally, Mr. Zenner noted that the Commission would be provided a list of the "N" answered questions that would be discussed on the 18<sup>th</sup> via e-mail early next week following the regular PZC packet distribution e-mail.

**ACTION(S) TAKEN:** Minutes from the July 27, 2016 special work session were approved with the correction that Ms. Russell was not present. No votes or motions were made. Meeting adjourned approximately 8:15 p.m.