

MINUTES OF COMMITTEE MEETING

September 22, 2008

7:00 P.M.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE:
- 1) Environmental and Sustainability Initiatives – Draft Report and Draft Policy
Continued discussion from 9/08/08
 - 2) Prospect Avenue SSA and City Boundaries (Proposed Sewer and Water Improvements)
Continued discussion from 9/08/08
 - 3) Case Number 08P-05/Aimco Request for Map Amendment (Rezoning) Subdivision, and Variation
Request for Subdivision, Map Amendment and Variation for the purpose of constructing 28 new townhomes on property commonly known as 1 Elm Creek Drive (PIN 06-14-406-060 and 06-14-409-057) said property being located within the R4 Limited General Residence District and the C3 General Commercial District.
 - 4) Case Number 08ZBA-06/O'Brien Variation
Request for Front Yard Variation for the purpose of constructing an addition on property commonly known as 230 N. Caroline Ave (PIN 06-01-208-026) said property being wholly located in the R2 Single Family Residential District.
 - 5) Proposed Building Code Amendment change - Dumpsters on construction sites
 - 6) Other Business

Committee Members Present: Rose, Gutenkauf

City Staff Present: Said, Kopp (part time), Spiroff (part time)

Chairman Rose called the meeting to order at 7:00 p.m. and introductions were made. The Committee agreed to discuss the agenda items in the following order - #4, #3, #5, #1 and #2.

The Committee began discussion of Case Number 08ZBA-06/O'Brien Variation. The request for a three-car garage was introduced and described by Chairman Rose. The Committee discussed the standards for variation and agreed that the shape of the property is unique, the proposed addition would not change the character of the neighborhood, but regarding reasonable return and enjoyment, they questioned if something smaller would be a better fit on the lot. After discussion, the Committee agreed that they would support a two-car garage which would have a setback closer to the neighborhood standard, and the applicant agreed with this. The Committee will prepare a report recommending approval of a two-car garage to be placed under Reports on the City Council agenda for October 6, 2008.

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The Committee then began discussion of Case Number 08P-05/Aimco Request for Map Amendment (Rezoning) Subdivision, and Variation. The request was introduced and described by Chairman Rose. After discussion, the Committee agreed that this is a reasonable request despite the higher density and that the standards have been met. The Committee will prepare a report recommending approval of the applicant's request which will be placed under Reports on the City Council agenda for October 6, 2008.

The Committee then began discussion of item #5 regarding the time limit for dumpsters on construction sites. After discussion, the Committee agreed that there are reasons to extend the current time limit of six months because many building projects take longer than six months to complete and, for safety reasons, debris from the project should be in a dumpster, not in the yard or in a garage. The Committee will issue a report recommending a change in the time limit for dumpsters on a construction site which will be placed on the Consent Agenda for the City Council meeting of October 6, 2008.

The Committee then began their continued discussion of Environmental and Sustainability Initiatives – Draft Report and Draft Policy. Chairman Rose reintroduced the subject. There was discussion as to the policy and how specific it should be made. The Committee agreed to attempt to collapse the categories into fewer, broader categories and to specify who in the City will be responsible for overseeing the direction set forth in the policy. The Development, Planning and Zoning Committee will continue discussion of this at their last meeting in October.

Regarding the Prospect Avenue SSA, Assistant Attorney Spiroff provided an update indicating minor progress. The City Manager spoke with two property owners and apparently some progress has been made. The City Manager will continue discussion. This item will be continued to the Development, Planning and Zoning Committee meeting scheduled for October 13, 2008.

There was no Other Business.

The meeting was adjourned at 8:35 p.m.

Submitted by: John D. Said, Director of Planning, Zoning and Economic Development