PLANNING BOARD

MINUTES

AUGUST 21, 2012

4:00 P.M.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT:

Ward J. Friszolowski, Chairman
Tom DeYampert, Member
Mike Lehman, Member
Ron Holehouse, Member
Don Breitweiser, Member

ALSO PRESENT:

George Kinney, Director of Community Development
Catherine Harley, Senior Planner
Pamala Prell, Deputy City Clerk, MMC

1. **Acceptance of Minutes of July 31, 2012**

Member DeYampert made a motion to approve the minutes of July 31, 2012, as written. The motion was seconded by Member Holehouse and unanimously approved by a roll call vote.

2. **Action Items – Public Hearings**

a. An Ordinance to be entitled, amending the text of the Future Land Use Plan Element of the Comprehensive Plan as it relates to the Community Development District; amending the permitted uses within the Bayou Residential Sub-District; allowing for commercial uses to be mixed with temporary lodging uses; removing minimum floor area ratios and acreage requirements.

Senior Planner Catherine Hartley explained that she deleted the reference to "the two acre minimum" and "setbacks" within the ordinance and added allowing mixed commercial use with temporary lodging use.

Chairman Friszolowski called for audience comments. There were no audience comments.

The Board held a general discussion regarding the number of units per acre in the Bayou Residential District, conditional uses and density. The Board was in agreement to delete the 50 units per project limitation.

Senior Planner Hartley stated that she will make the changes to the ordinance and advertise the public hearings.

The Board unanimously agreed to approve the ordinance, as amended.

b. An Ordinance to be entitled, amending the text of the Land Development Code as it relates to the Bayou Residential Zoning District; allowing for commercial uses to be mixed with temporary lodging uses; removing minimum floor area ratio and acreage requirements.

Senior Planner Hartley explained that this ordinance will require the same changes as the previous ordinance.

The Board agreed to add the following language to the ordinance: "The Commission shall have the sole discretion to allocate and dispense the temporary lodging units for the different districts from the density pool".

Chairman Friszolowski called for audience comments. There were no audience comments.

Member Holehouse made a motion to approve the ordinance as presented. The motion was seconded by Member Breitweiser and unanimously approved by a roll call vote.

3. **Discussion Items**

Senior Planner Hartley gave an overview of the items that will be discussed at the next meeting.

The Board held a general discussion regarding adopting a new Comprehensive Plan and making the regulations easier to understand. They also discussed the pending ruling on the Comprehensive Plan litigation.

Chairman Friszolowski gave a brief background regarding the adoption of the current Comprehensive Plan that is being challenged and the issues that the City faced with the Charter requirements. He stated that he felt that the entire issue was completely taken out of the hands of the planning

staff. He pointed out that the judge may require the City to formally develop a new Comprehensive Plan.

Chairman Friszolowski stated that he has a conflict on the next regular meeting date. The Board agreed to hold the meeting on September 19, 2012 at 4:00 p.m.

Member Lehman inquired about performance and form based planning and suggested that the Board discuss this at a future meeting.

Senior Planner stated that she can set up a webinar for the board to learn about performance and form-based planning.

4. Adjournment

There being no further business to come before the Board, the meeting was adjourned at 5:30 p.m.

Attest:

Rebecca C. Haynes, City Clerk

Ward J. Friszolowski, Chairman