

APPROVED 06/10/2021
REGULAR MEETING
PLANNING COMMISSION
MINUTES

MAY 13, 2021

THE REGULAR MEETING OF THE RICHMOND PLANNING COMMISSION WAS CALLED TO ORDER AT 7:30 P.M., ON THURSDAY, MAY 13, 2021, BY CHAIRMAN McCLELLAN.

ROLL CALL

Present: Kaminski, Majchrzak, McClellan, Misko, Moore, Rix, Weinert, Zink

Absent: Frank

Others: City Planner Jeschke, City Clerk Stagl

Visitors: Mike Misteravich

Motion by **Misko**, seconded by **Zink**, to excuse Commissioner Frank from tonight's meeting.

All yeas

Motion passes

APPROVAL OF MINUTES

Motion by **Kaminski**, seconded by **Rix**, to approve the minutes of the April 8, 2021, regular meeting as presented.

All yeas

Motion passes

AUDIENCE PARTICIPATION

None.

CORRESPONDENCE

City Council Meeting Minutes of March 15, 2021
City Council Meeting Minutes of April 5, 2021

Motion by **Kaminski**, seconded by **Moore**, to receive and file the Correspondence as presented.

All yeas

Motion passes

ADOPTION OF AGENDA

The Agenda was adopted as presented.

PUBLIC HEARING

None.

ITEMS FOR CONSIDERATION

B-1. Discussion on Accessory Structure size/height allowances

The Planning Commission discussed this issue at the April 9th meeting. The following recommendations are based on the input from Planning Commissioners from that meeting:

The City Planner is recommending using a percentage calculator instead of general lot size categories when determining total allowable area for size limitations – it was proposed that we limit the 7.5% to lots smaller than 40,00 square feet which would be 3,000 square feet of accessory structure area. The City Planner is also recommending that we cap the total accessory structure area within the City to 3,000 square feet.

The City Planner is recommending increasing the height limit to 22 feet, this would limit the maximum peak height to 29.5 feet. The City’s zoning ordinance allows homes to have a mid-roof height of 35 feet.

If we approve the new height and area limitations, the City Planner is recommending that we increase the minimum setback of 3 feet from any side or rear property line to 5 feet, which is the same minimum side-yard setback that a primary dwelling has in the R-3 zoning classification.

Planning Commissioners discussed the proposed recommendations. Most were in favor of the using the 7.5% for determining allowable size limitation with the 3,000 square foot cap. There was some discussion on the larger lot within the City and

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restricting the resident's use of their property. Discussed the possibility of having the Planning Commission review a resident's request to have an accessory structure over the 3,000 square foot limit – language should be included in the ordinance to address this issue.

The Commission discussed the proposed allowable height increase and the proposed side yard setback increase to 5 feet. The Planning Commission was in favor of both of these proposals.

The City Planner will draft an ordinance based on the recommendations and present it to the Planning Commission at a future meeting.

B-2. Discussion on Grace Community Church/36015 Friday Street (corner of First Avenue and Friday Street)

The City Planner has been receiving questions from interested parties on what uses the planning commission would consider for the building.

The property is zoned PSP (Public/Semi-Public) and has a future land use designation of Single Family Residential. The properties surrounding the church are zoned R-3.

City Staff would like guidance from the Commission on what uses could be considered using the Preferred Class Designation. The majority of questions the City Planner receives is regarding multiple family residential.

Commissioners were hesitant to convert this property to multi-family. Commissioners agreed that that would prefer Office, School or Day Care use.

MISCELLANEOUS MATTERS FROM THE CITY STAFF

City Manager Moore – the two road projects are going well.

City Planner Jeschke – Walter Winkle, Jr. is reviving the development of single family homes south of Garden Grove. This item will be placed on the next agenda for conceptual approval.

CHAIRMAN AND COMMISSION MEMBERS

McClellan – Requested that Commissioners take a good look at the conceptual plans for the Winkle Development.

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ADJOURNMENT

Motion by **Rix**, supported by **Misko**, to adjourn the Planning Commission Regular Meeting at 9:04 p.m.

All yeas

Motion passes

Respectfully submitted:

Karen Stagl
City Clerk