

Planning Commission
Special Work Session
May 18, 2016
Minutes

Mr. Poole called the work session to order at 4:37 PM. The following members were present: Mr. David Miller, Mr. Jim Jackson, Mr. Pete McGory, Mr. Wes Poole, Mr. Mike Zuilhof and Mr. Ned Bromm. Casey Sparks and Angela Byington representing the Planning Department and Debi Eversole, Clerk from the Community Development. Commissioner Nikki Lloyd was also present. Mr. Mears was not in attendance.

Mr. Poole stated that this work session was an open discussion regarding the proposed zoning amendments to Chapter 1149 (Site Plan & Off- Street Parking) and to review the model lighting ordinance.

Ms. Sparks updated the Commission members that Staff plans to revise the zoning code chapter by chapter and this special work session is to review Section 1149.05 (Site Plan & Off-Street Parking). She explained that the document presented has the current existing code and what will be proposed. Anything highlighted will be a topic of discussion to increase the number of parking spaces. Certain uses have also been added.

Staff proposes to add the ability for developers to go 10% above the existing code requirements or 10% below the existing code requirements, approved at staff level. If they need to go beyond that, they could come before Planning Commission for approval. There are different avenues to utilize such as shared parking, shadow parking, and other ways to work with developers. This will help the developers get what they need for the use that they are proposing.

Ms. Byington stated that there were never maximums listed for required parking in the past and that staff proposed to list maximums. Also, Staff is proposing Planning Commission will be able to grant variances for parking modifications. So if an application requests beyond the 10% above or below, it will come to Planning Commission rather than Board of Zoning Appeals. It makes more sense since Planning Commission is already looking at the site plan and then the applicant does not have to go before two boards.

Ms. Sparks stated that Staff decided to add a category for compact cars, pedestrian sidewalks and surface and drainage section. The Engineering Department will dictate the surface and drainage section.

Mr. Miller asked about the addition of maximum parking spaces. He used the example of a 5 room hotel and the standard is 1 parking spot per room. He questioned if the area has the ability to have more spaces than permitted, 10% would have to have justification. If the rooms were big enough for more than one or two people, or extended stay hotels that the husband and wife could each park their car, there may be a need for more parking.

Ms. Sparks stated that there is nothing in the current parking chapter or proposal that would allow staff to approve up to 10% over the maximum parking spaces or 10% under the minimum parking spaces. In specific cases, the applicant would come before Planning Commission anyway.

Mr. Zuilhof suggested that maybe we don't need so many categories within the parking code. Mr. Poole suggested discussion on each category to see if they are necessary or we can get rid of them. Ms. Sparks suggested just going through the highlighted categories.

- Assembly Halls and Conference Centers – Suggestion is to take out assembly halls and allow one space per 4 seats.
- Automotive Fueling Station – Propose one space per fuel pump. Mr. McGory stated that most gas stations include convenient stores. Ms. Sparks stated that if there is a store or restaurant included, that would be considered retail along with the fuel station requirements. Apply the standard according to what this use will be as an idea.
- Public Community or Cultural Center – This category does not need to exist. We can easily combine this with another category.

- Daycare Center – The current code needs to be increased. Maybe it should be based on how many kids in a classroom.
- Hospitals – Code calls for one space per 5 beds and staff proposed one space per 2 beds. Since the use of the hospital has substantially changed since the code was written, staff feels the need for the increase. There are outpatient procedures and surgeries as well as classes and activities that go on throughout the day. Mr. Zuilhof and Mr. Poole both had a hard time trying to regulate the amount of parking for the hospital. It could be a hardship for the neighbors unless the hospital regulates the parking for its staff, visitors, etc. Ms. Sparks asked if we should keep the same code or change it in any way. Mr. Zuilhof stated that with only one hospital in this town, if there comes a time that they need more parking, they will go through the necessary process to acquire more parking. Ms. Sparks suggested to add “based on site development” so that if the need arises, it will come before Planning Commission.
- Library – Suggested change is one space per 200 square feet. Mr. Zuilhof stated that just because the parking lot is half full and a person may have to walk further to get to the library does not mean that more parking is needed. He has seen the parking lot full but does not recall a time when there was not a single spot in the parking lot. The library staff shares the church parking lot. Mr. McGory suggested a case by case study for new development since there will probably not be multiple libraries in the city.
- Religious Places of Worship – Proposed to change to one space for each 5 seats. This is a minor change and the commission members agree to make the change.
- Retail Business – The proposed change is to 1 space per 300 square feet of floor area. The commission members agree and don't see any problem with changing this one.

Ms. Sparks also discussed shadow parking, shared parking and bicycle parking.

Mr. Zuilhof stated that he had learned about “Land Banking” parking spaces. He used the example that if a manufacturing facility had 200 spaces per code and they only needed 50, they could only pave the portion for the 50 spots and keep the area reserved for future parking. Ms. Sparks stated that this is what she proposed as “Shadow Parking” in the code.

Ms. Sparks discussed off-Street Parking Design, Staff suggests keeping the 9'x19' parking stall requirements. Mr. Zuilhof stated that he feels that although in the past, we would assume that the cars would get smaller and smaller, he feels that the cars are bigger than ever. Ms. Sparks stated that Mr. Poole brought up the point that by making the spaces bigger, you are adding to the developer's cost. Most cars will fit in a 9'x19'. Commission members agree to stay with the 9'x19' spaces.

Ms. Sparks discussed adding Wheel Stops to the code. Staff suggests 6 feet in length. This item has not been in the code and for safety purposes, it needs to be added. It will limit people from parking across a sidewalk in the path of where people will be walking.

Ms. Sparks discussed Compact Cars. Staff realizes that 33% of parking spaces designated for use by cars smaller than full size is excessive, so this would be a good topic for discussion. Keeping the 33% requirement would reduce pavement and run-off. Mr. Poole suggested that we need to put something in writing that is reasonable for the developer and also protects the public. Ms. Sparks suggested that the language could state that applicants reach a certain percentage if your market calls for this type of parking. Mr. Miller stated that motorcycles and golf carts would need special spaces. Ms. Sparks answered that a golf cart should be able to fit in an 8'x16' space. Ms. Byington added that we are not talking about on street parking, this topic is for new development and parking lots. The conclusion to this topic is that 33% may be too much, 10% may be not enough.

Ms. Sparks began discussion on the lighting requirements in which Mr. Zuilhof presented a lighting slideshow that was prepared several years ago for the BCC. He stated that lighting is changing quickly due to LED technology. He added that the reason for a lighting ordinance is to limit light pollution and light trespass and waste of energy. Light pollution could cause problems with navigation of boaters, and public safety. Security lighting, while more light makes one feel safe is not safe at all. It creates glare and you cannot see in the shadows. Well lit, well designed fixtures will not have a lot of glare and you will be able to see what's on the ground.

At the conclusion of Mr. Zuilhof's presentation, Mr. Poole asked if the Commission would like to continue on or continue at another meeting. Ms. Sparks suggested that the Commission members take the information that they discussed tonight and bring it back to a special work session at a later date.

Ms. Sparks stated that for the May 31st scheduled meeting, there will be 2 new agenda items along with applications that have already been heard. The application for 628 Hancock Street that was tabled will come back and 2 Public Hearings will be heard again to offer public feedback.

With no further discussion, the meeting was adjourned at 6:00 PM.

Debi Eversole, Clerk

John Mears, Chairman

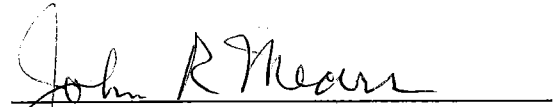
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Debi Eversole, Clerk

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John Mears, Chairman