

**PLANNING COMMISSION MINUTES**  
**August 16; 1988**

Present: Richard Sharp, Mick Johnson, Elaine McKay, Cheryl Okubo, Berwyn Andrus, Robert Goodman, Dick Dresher; Harold Shafter, City Council Rep.; Jack Balling, City Engineer; Jon Reed Boothe, Planning Director

Excused: Chairman Robert McKenzie

Invocation: Berwyn Andrus

Minutes of August 2, 1988 approved as amended.

**Conditional Use:**

8-16-88.5A          American International Travel, 655 E. Medical Dr.

Mr. Alan Hess proposes to lease office space from AutoSimulations, Inc. for his travel agency business. This is located in Neighborhood 3 District 6, which allows business offices as a conditional use.

A few area residents were present whose main concern was increased traffic, if any, and other possible businesses that might locate there. This is not a commercial zone.

Mr. Hess stated 90% of his business is done by phone, with almost no walk-in traffic. Couriers deliver tickets to customers' locations. He currently employs three full time agents. He will sign a three year lease with AutoSimulations with the understanding that if the space is needed they will relocate.

Harold Shafter made a motion to approve; seconded by Mick Johnson; voting was unanimous.

8-16-88.5B          Automotive Repair Addition, 375 So. 200  
Gordon Johnson, owner.

A 30 x 40 ft. metal building is proposed, added to the north end of the existing building. Staff has reviewed the site plan with the following to be considered:

1. Ordinance requires 11 parking spaces, 4 for the new addition plus 7 for the existing building. The plan shows 7 spaces outside the building. Owner requests 4 spaces inside be considered;
2. The landscape plan shows 10% of the area in landscaping which is satisfactory. Ordinance requires a 10 ft. wide landscape strip along 200 West St. This has not been met;
3. No drainage plan has been provided. The owner proposes to do nothing but allow the water to spill over the sidewalk;
4. No improvements are shown for the parking lot. Ordinance requires curb and gutter around the perimeter of the parking lot.

The following conditions are recommended by staff if the Planning Commission grants approval:

1. Posting of a landscape bond;
2. Payment of all required fees;
3. Itemized decision of the four items outlined above;
4. Meeting all other requirements of city ordinances.

Regarding the parking requirements, it was determined the business activity consists of 60% industrial (working on engine parts brought in from other sources), 10% auto repair, and 30% sale of used cars. When dividing the parking requirements among the three uses, the Planning Commission unanimously agreed the 7 outside parking spaces met the ordinance.

To help the drainage problem, installing a curb along 200 W. so the cars would not drive over the sidewalk would direct surface water to the north. A 3 ft. strip would prevent the cars from overhanging the walk.

Berwyn Andrus made a motion for approval subject to the following conditions:

1. The percentage of the business is 60% light industry, 10% auto repair, and 30% used car sales which requires 6 parking spaces; therefore, the 7 spaces shown outside the building is adequate;
2. Because the used car sales is nonconforming and presents the problem with the landscape strip along 200 W., the 10 ft. wide landscape strip requirement will be waived.
3. Provide a concrete curb, in accordance with the ordinance, around the perimeter of the hard surfaced area (except on the east property line), tying into the approach off 200 West. Install a concrete curb along 200 W. 3 ft. from sidewalk to back of curb to prevent cars from overhanging the sidewalk - the 3 ft. strip to remain in asphalt;
4. Provide grass in the park strip along 200 W. per approved landscape plan;
5. Posting of a landscape bond and install landscaping as outlined on approved landscape plan;
6. Payment of all required fees;
7. Meeting all other items as outlined by city ordinances.

Mick Johnson seconded the motion; Cheryl Okubo opposed; 5 to 1 majority voted approval.

#### **Miscellaneous:**

8-16-88.12A Consider zoning ordinance amendment regarding Residential Facilities for the Handicapped

State statute has made it mandatory that cities provide for Residential Facilities for the Handicapped in their zoning ordinance. The city adopted this in its ordinance in certain areas only, stating it must comply with State standards. The use

now has to be changed from conditional to permitted in these areas; the one mile limitation is to be changed to 3/4 mile; the rest of the city that was not originally designated must be changed to allow this facility as a conditional use; the 3/4 mile limitation is proposed to be eliminated altogether in Neighborhood 3 District 6. Mr. Shafter stated he is opposed to dropping the 3/4 mile limitation for all districts.

This was discussed at the Planning Commission meeting held August 2, 1988 from which Mr. Shafter made the recommendation to City Council that they determine the feasibility of rescinding the 3/4 mile limitation. He further informed Council he was against it. There is a public hearing scheduled for the September 7, 1988 City Council meeting.

Robert Goodman made a motion that the Planning Commission recommend to City Council that they approve the change in the ordinance to allow in N3-D6 that the 3/4 mile limitation be waived or rescinded for that district. Motion died for lack of a second.

Harold Shafter made a motion that the Planning Commission recommend to City Council that they adopt the 3/4 mile limitation instead of the one mile; but that they do not rescind the 3/4 mile radius in any district. Motion died for lack of a second.

Mick Johnson made a motion that the Planning Commission's recommendation of August 2, 1988 be accepted; Elaine McKay seconded the motion; two voted against; one abstained; majority approved 5 to 3.

Meeting adjourned at 10:00 PM.