

Call to Order and Flag Pledge.

Commission Chair Vince Johnson called the meeting to order.

Roll Call.

Chair Vince Johnson and Commissioners Randy Dalheimer, Bob O'Brien, Kevin Faulds, Steve Fowler were present as was City Council Liaison Scott Hoke, Assistant to the City Administrator Erin Stwora, Assistant City Planner Mike Elhard, and Planning Consultant Tina Goodroad of Bonestroo.

Approval of the Agenda.

Motion to approve the agenda by Johnson, seconded by Faulds, no additional discussion, All ayes.

Open Forum.

Johnson opened the open forum.

No one came forward.

Johnson closed the open forum.

City Council Update.

Hoke provided the update.

Consent Agenda.

- A. Approval of the March 5, 2009 Planning Commission Meeting Minutes.

Motion to approve minutes by O'Brien, seconded by Faulds, no additional discussion, All ayes.

1. CITY COUNCIL/PLANNING COMMISSION WORK SESSION REGARDING THE PUBLIC FACILITIES MASTER PLAN WITH THE BKV GROUP.

The work session reviewed notes from the previous work session, reviewed functional diagrams, area and site requirements for city services buildings and discussed the final deliverable product.

2. DISCUSSION REGARDING SUGGESTED REVISIONS TO THE PUBLIC PEACE AND SAFETY ORDINANCE.

Stwora presented an overview of the suggested revisions.

The Planning Commission and City Council directed staff to review the matter further and discuss the issue at the April Planning Commission meeting.

3. PLANNING COMMISSION WORK SESSION REGARDING THE FOLLOWING ORDINANCES IN THE ZONING ORDINANCE UPDATE:

- A.) CONSERVATION SUBDIVISION ORDINANCE

Goodroad presented an overview of the ordinance.

Johnson stated the language should be changed to mandate a PUD within the Greenway Overlay Corridor. Goodroad agreed and stated incentives would be added to encourage more conservation.

Faulds questioned how the incentives would be created. Stwora stated it would be treated on a case by case basis.

Stwora stated the Park, Trails and Open Space plan states 300 feet is required for the Greenway Overlay Corridor. Stwora stated the width of the corridor may vary depending on the quality of the natural resource.

Dahleheimer questioned the land along the Mississippi River. Goodroad and Stwora stated the river would be addressed in a future chapter.

O'Brien questioned if a PUD allows the flexibility to treat property owners differently. Goodroad stated a PUD does allow Dayton to treat property owners differently.

Goodroad stated the intent is to develop ordinances that maximize development opportunities while preserving high quality natural resources.

Goodroad stated any property within the Greenway Overlay Corridor will refer to the Conservation Subdivision Ordinance.

Johnson questioned if a property owner is located entirely within the Greenway Overlay Corridor how they would be treated. Stwora and Goodroad stated the highest quality natural resources would be preserved while offering some incentives.

Fowler stated he felt the ordinance was sufficient.

B.) BUSINESS DISTRICT REQUIREMENTS

Goodroad stated the City currently has many business districts that are not mapped and the districts are being revised to simplify the zones. Goodroad stated the 4 Business Districts proposed offer more uses than the prior code book.

Goodroad stated the new districts are not mapped and will be mapped following the revisions to the residential and commercial districts.

Dahlheimer questioned if any land would be rezoned. Goodroad stated nothing has been decided. Goodroad stated if any land was rezoned it would be entirely within the current development phase.

Goodroad stated a new section permitting interim uses with dates the use is permitted until will be implemented instead of the current code which does not set a date. Stwora stated the current city code does not restrict uses that would require an interim use permit based

on the current code while the new code would require an interim use permit with a date the use will be permitted until.

Faulds questioned if the need for an interim use justifies the time required to review each use. Goodroad stated there would be very few interim uses. Goodroad stated other communities have implemented 5 year review periods for interim uses that are issued by a permit.

Goodroad stated uses can be added in the future before the public hearing.

Hoke questioned the zone which permits adult uses and pawn shops. Goodroad stated adult uses are permitted in B-4. Goodroad stated the B-4 district may be located nearest the highway in the southwest corner of Dayton.

Hoke questioned the ability to limit pawn shops. Goodroad stated the B-4 district currently allows a combination of highway businesses and industrial uses. Hoke stated the minimum frontage along the interstate may warrant a higher quality use than the B-4 district.

Hoke stated other communities permit adult uses and pawn shops within industrial districts. Fowler questioned if a community could limit the number of adult uses or pawn shops. Goodroad stated she would map the district to determine how many parcels would be affected. Johnson questioned if limiting the use was allowed. Goodroad stated it must be allowed somewhere within the community.

Johnson questioned if the zones could be changed later. Goodroad stated zones could be changed.

Goodroad questioned if the adult uses and pawn shops should be moved to an industrial uses. Stwora stated staff would review the issue.

Hoke questioned the district a health and athletic club would be located. Goodroad stated the districts could identify if the health club was a standalone facility or located within a retail center.

C.) EXTERIOR BUILDING MATERIAL REQUIREMENTS

Goodroad stated design standards and exterior building material requirements will influence the uses within the districts.

Goodroad stated many communities have created thorough exterior building material requirement sections. Goodroad stated Dayton's chapter has been modeled after the best practices in use.

Goodroad stated screening rooftop units and ground utilities have been added to the chapter.

Goodroad stated provisions have been added to specifically address gas stations encouraging a higher quality product.

Notices and Announcements

- a) Future and Continued Planning Commission Agenda Items.
- b) Commissioner Updates
- c) Staff Notices and Announcements.
 - The next Planning Commission meeting will be held on April 2, 2009.

Adjourn

Motion to adjourn was made by O'Brien, seconded by Johnson, no additional discussion.

Ayes: All.