

AGENDA
City of Dayton
Planning Commission Meeting
February 4, 2010
7:00 p.m.
Dayton City Hall
Dayton, MN

Call to Order and Flag Pledge

Roll Call of Members

Approval of the Agenda

Open Forum

City Council Update – City Council Liaison Scott Hoke

Consent Agenda

- A. Approval of the January 7, 2010 Planning Commission Meeting Minutes

REGULAR MEETING

1. Planning Commission Discussion – Zoning Ordinance Update

- a. **Section 1001.22 – Non-Conforming Uses**
- b. **Section 1001.14 – General Regulations**
- c. **Section 1001.24 – Landscaping and Screening**

Notices and Announcements

- A. Future and Continued Planning Commission Agenda Items.
- B. Commissioner/Staff Announcements
- C. The next Planning Commission Meeting will be held on March 4, 2010.

Adjourn

Call to Order and Flag Pledge.

Commission Chair Vince Johnson called the meeting to order.

Roll Call.

Chair Vince Johnson and Commissioners Randy Dalheimer, Kevin Faulds, Steve Fowler, Council member Scott Hoke were present as was Assistant to the City Administrator Erin Stwora, Assistant City Planner Mike Elhard, City Attorney Scott Landsmen, Assistant City Engineer Katie Warner, and Planning Consultant Tina Goodroad.

Approval of the Agenda.

Motion to approve the agenda by Johnson, seconded by Fowler, 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 December 3, 2009 Planning Commission Meeting Minutes.

Motion to approve minutes by Johnson, seconded by Fowler, All ayes.

Presentation and Discussion – State Representative Joyce Peppin

1. PUBLIC HEARING

1. Residential Districts

Fowler questioned if the minimum lot size in an R-1A district could be 12,500 sq. ft. and 10,000 sq. ft. in the R-T district. Johnson stated Fowler's suggestion would eliminate a development proposing all 8,750 sq. ft. lots. Goodroad stated Fowler's suggestion maintains the intent of the R-1A district. Stwora and Goodroad stated the changes would be made to the R-1A district and the R-T district.

- 2. Business Districts and Building Requirements**
- 3. Industrial Districts and Building Requirements**
- 4. Conservation Subdivision Ordinance**
- 5. Planned Unit Development Ordinance (PUD)**
- 6. Subdivision Ordinance**
- 7. Parking Requirements**
- 8. Accessory Buildings and Structures**
- 9. Adult Establishments**

Johnson opened the Public Hearing

No one came forward

Johnson closed the Public Hearing

Johnson questioned the number of individuals permitted in a home in an R-1 district. Goodroad stated the R-1 district states homes are not permitted to have more than 6 individuals in a single family home. Goodroad and Landsmen stated the number permitted is set by state statute and intended to apply to residential facilities. Landsmen suggested adding a definition for a residential facility.

Fowler questioned if the impervious surface requirements were increased in residential districts. Goodroad stated the impervious surface requirements were increased to accommodate porches that are now permitted in the front of homes.

Motion to approve by Johnson, seconded by Fowler, All ayes.

Notices and Announcements

- a) Future and Continued Planning Commission Agenda Items.
- b) Commissioner Updates
- c) Staff Notices and Announcements.
- d) The next Planning Commission meeting will be held on February 4, 2010.

Adjourn

Motion to adjourn was made by Johnson, seconded by Dahlheimer, no additional discussion. Ayes: All.

MEMORANDUM

Date: February 4, 2010
To: Planning Commission
From: Tina Goodroad, Bonestroo
Erin Stwora, Assistant to the City Administrator
RE: Zoning Ordinance Updates

BACKGROUND

Over the past several months staff has been busy reviewing and updating significant portions of the zoning ordinance to ensure implementation of the Comprehensive Plan. Staff is now in the process of City Council review and approval. There are still several sections of the zoning ordinance that need attention and discussion will be held about some of these remaining topics at the February Planning Commission meeting.

Topics to be discussed will include:

1. **Non-conforming uses (1001.22):** We will overview some basic updates to this section in response to recent changes in state law that allows rebuilding of a non-conforming structure if certain conditions are met. We will also discuss how we want to deal with compliance in regards to existing structures and the new ordinance requirements. The changes made particularly to the building and site design requirements for business and industrial districts may have an impact on existing uses and structures. We need to determine at what amount of expansion we want to require compliance with the new requirements. At the meeting will discuss some options.
2. **General Regulations (1001.14):** This section is a "catch all" for several site related requirements that apply to most uses. It includes environmental conditions such as noise, odor and vibration that should be reviewed and updated. This section includes basic screening requirements that should be reviewed and updated to ensure we are meeting the desired standards. It includes basic height requirements and yard regulations (or permitted encroachments). Staff will provide an overview of this section and suggested updates for discussion at the meeting.

3. **Landscaping and Screening (1001.24):** This section includes screening and landscaping requirements for residential and non-residential districts. We will look at consolidation of screening with Section 1001.14 and review and update landscaping requirements. We will overview suggested improvements and updates at the meeting.

RECOMMENDATION

No formal action is needed on the ordinance sections discussed in this memo, however review existing ordinance sections in preparation of the meeting.