

PLANNING AND ZONING COMMISSION

MINUTES OF THE MEETING OF MARCH 28, 2016

MEMBERS PRESENT: Patty Horgan, Chairperson
Bob Gilmore, Vice Chairperson
Ron Close
Mike Creel
Francis DeMott
Dave Holloman
Tim Kundiger
Earl Ward

MEMBERS ABSENT: Michael Swartz

OTHERS PRESENT: Cameron Alden, Director of Public Works
Troy Graham, Assistant Director of Public Works
Andrea Holtzman, Administrative Assistant, Public Works

The Pittsburg Planning and Zoning Commission met on Monday, March 28, 2016, at 5:30 p.m., in the Municipal Court Room of the Law Enforcement Center. Chairperson, Patty Horgan called the meeting to order at 5:30 p.m. with eight (8) members present. Bob Gilmore led the flag salute.

The first order of business was the approval of the minutes from January 25, 2016. Bob Gilmore moved seconded by Earl Ward to approve the minutes as submitted. This motion passed unanimously.

The first order of business under Presentation of Requests and Petitions was a Public Hearing to consider Case No. 16P-01, an ordinance, repealing Ordinance G-1172 and establishing minimum landscaping standards in the CP-0, CP-1, CP-2, and CP-3 commercial zoning districts and RP-3 and RP-4 residential zoning districts by adding Sections 40-101, 40-102, 40-103, 40-104, 40-105, 40-106, 40-107, 40-108, 40-109, 40-110, and 40-111 to Zoning Ordinance Number G-663.

Troy Graham explained the updates to the landscape ordinance will now include RP-3 and RP-4 zoned areas. If approved tonight it will go to the Governing Body for final approval.

Patty Horgan opened the floor to anyone in favor of the changes. There being no one present to speak in favor Chairperson Horgan opened the floor to anyone in opposition. There being no one to speak in opposition Chairperson Horgan closed the Public Hearing.

There being no further questions or discussion from the Commission, Mike Creel moved to approve the additions to Zoning Ordinance Number G-663 as submitted. Tim Kundiger seconded the motion. This motion passed unanimously.

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The second order of business under Presentation of Requests and Petitions was a Public Hearing to consider Case No. 16P-02, an ordinance, amending Article 25 Parking Regulations by amending section 25-101 to Zoning Ordinance Number G-663.

Troy Graham outlined the changes. Mr. Graham explained some of the new parking regulations for apartment complexes would be 1 parking spot per bedroom and 1 additional space per 8 units for visitor parking. He indicated the retail areas parking requirements would change to 1 parking space per 250 square feet of floor area.

The Commission requested Mr. Graham change "floor area" to "retail and Customer Service area" to clarify exactly what area would be used in calculating the spaces required.

Patty Horgan opened the floor to anyone in favor of the changes. There being no one present to speak in favor Chairperson Horgan opened the floor to anyone in opposition. There being no one to speak in opposition Chairperson Horgan closed the Public Hearing.

There was some discussion regarding what will qualify as "floor area." After looking up "floor area" in the Article 1 Definitions of the Zoning Manual it was decided to update the wording.

There being no further questions or discussion from the Commission, Bob Gilmore moved to approve the amendments to section 25-101 to Zoning Ordinance Number G-663 contingent on "retail and customer service area" be placed in exchange for "floor area" in the retail and furniture stores. Dave Holloman seconded the motion. This motion passed unanimously.

Under Old Business, Troy Graham explained he is working on updating the sign regulations and the fence ordinance. Mr. Graham explained these two items are out of date and need to be brought current.

Another update Mr. Graham is in the process of updating is Article 41 Planned Unit Development (P.U.D). This will be mixed use and planned residential uses. These areas are close to townhouse or condominium may look like.

Dave Holloman asked if there could be landscaping and or facade on the small buildings being installed by telecommunication companies to house their equipment. Troy Graham will look into this.

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Dave Holloman also reminded Mr. Graham about looking into setting a deadline on the amount of time between the approval of a site plan and the amount of time the project begins before a site plan has to return to the Commission for approval again.

There being no further business, Ron Close moved and Mike Creel seconded to adjourn at 6:36 p.m. This motion passed unanimously.

Respectfully Submitted,

Andrea Holtzman
Administrative Assistant to Public Works