

I. PROCEDURES

- A. Call to Order Chairman Buck Williams called the meeting to order at 7:05 p.m.
- B. Pledge of Allegiance Chairman Buck Williams led the pledge of allegiance.
- C. Roll Call Present were Chairman Buck Williams, Commissioners Barbara Brutvan, Robert Hupp, Harry Schmitz and Phil LaGro. A quorum was present. Absent were Commissioner Tony Robertson and Brad Massey. Present from Staff were Tim Pettit, Chief Building Inspector, and Sue Bennett, Deputy City Clerk/HR Administrator.
- D. Adoption of Agenda Commissioner Brutvan made a motion to adopt the Agenda as presented. Commissioner LaGro seconded the motion, and it carried.
- E. Approval of Minutes from February 15, 2018 Commissioner Brutvan made a motion to approve the minutes with date of Minutes to reflect 2018. Commissioner LaGro seconded the motion with changes, and it carried.

II. PUBLIC PARTICIPATION - None

III. Amend the City Zoning Code – to allow smaller, higher density single family lots in newly proposed and developed subdivision – T. Pettit

- A. Report given to the Planning & Zoning Commissioners for review.

Staff has been directed to look into a higher density zoning area. It is the interest of developers and individuals. Council would like us to investigate and come up with standard and regulations for a smaller higher density plots.

B. RECESS TO PUBLIC HEARING- 7:09PM

Jenna Stevenson addressed the Commission after reading the Agenda and it speaks to her that the Commission is getting pressured by developers and wanted to look into what is our goals and the only way to do that is attend this meeting. She is looking for clarification. Tim stated that beside the fact that a developer has asked, we have been looking for ways to address the lack of homes for younger single-family dwellers. It will be a better quality home, but smaller. We hope to attract locals, but we may sell to second home purchasers as well. Jenna Stevenson asked if this will be similar to the patio homes at the golf course. Tim stated it would be similar but more open space and smaller homes. Andrea Dunn asked if we currently have a location in place, Tim stated we do not. We are hoping to have this a smaller part of a Master Plan. Jenna Stevenson was concerned that we will be adding more apartment dwellings and was reassured that they will be actual homes.

C. RECONVENE TO REGULAR PLANNING AND ZONING SESSION- 7:15PM

- D. Tim Pettit stated that when someone submits for a subdivision they are required to have a CCR and HOA for approval. We have to make sure their minimum standards are stricter than ours are. If they are not, we may regulate them.

Commissioner Hupp states this set up we are working on is a high class, Palm Springs type area

deal, where they will build small homes regulated by HOA and improved by the Commissioners. This zoning is not a RV park or a mobile home park or on a golf course. We will not allow for any RVs, or boats parked on property. All properties will have parking garage and 1 other parking area, we will have restrictions and the City will oversee. The part of the developer pressuring us, this is not correct, this is expanding our community.

Commissioner Schmidt stated his concern that building smaller homes impact the socialization of the community and he has seen it many times in the past. Does the City want to see this socialization decline happen to our City? Chairman Williams stated that the HOA regulation will assist with that and we will discuss more at our next "Work Session".

Commissioner Brutvan stated with the 4000 sq. ft. lot this includes open space but could allow for a larger home, but we will have the option to review each build and monitor so that we do not get in the situation as Commissioner Schmidt addressed.

Commissioner Brutvan motioned to table this discussion for our next P&Z meeting and to include another "Work Session" to be held at 6:00 pm prior to the regular scheduled P&Z meeting on May 17, 2018. Commissioner Schmidt seconded, and is carried.

IV. ADJOURN

The meeting adjourned at 7:27 p.m.

Buck Williams, Chairman

ATTEST

Sue Bennett, Deputy City Clerk