

Regular meeting of the City of Downs Planning Commission was held July 28, 2014, 5:30 p.m. at city hall. Commission members present: Bill Cushing, Doug Brush, Don Heiland, Randy Koops, Tonya Kuhn. Members absent: Tim Parker, Linda Miller. Also present: Bruce Berkley, Mayor Jennifer Brush, Vickie Oviatt.

Chairman Bill Cushing called the meeting to order.

Don moved, seconded by Doug, to approve the minutes of the June 30, 2014 meeting as submitted. Carried.

Bill welcomed Tonya Kuhn as a new member. Jennifer Cooper resigned from her unexpired term of 2012-2015 due to moving. Mayor Brush had appointed Tonya to fill this vacancy.

Bill opened discussion concerning accessory building or structure use on vacant lots without a primary structure, allowable by special use permit. Bill said that John Riggs does not recommend allowing it but several cities are doing it for cash revenue. Bruce noted that the council's thoughts were that this would be a way to possibly clean up some lots for new construction.

Bruce provided information regarding a possible overlay zone covering and also sample regulations and conditions for discussion. There was discussion. Bill asked if the long term scope is worth what would be received in taxes. Bill asked if any of the members thought this would clean up areas. No one did. Don noted that the city can't enforce what is on the books now. Mayor Jennifer Brush suggested it be open to the whole town, with some restrictions. Doug suggested the zoning board could monitor the conditions instead of having 40 pages of regulations.

Bruce followed up with questions regarding the proposed conditions and asked for guidance. There was continued discussion. There were concerns with the structures being compatible in appearance with the neighborhood. Also discussed were set back requirements, storage of materials outside the building, pole buildings vs. pre-engineered with wind load capacity, approval by neighbors, and lot coverage.

Don moved to have the city attorney talk to (some of the people who want to build), Parker, Reinert, and Cordill. Motion died for a lack of a second.

It was decided to have a special informational meeting with those wanting to build to get their ideas.

Mayor Brush said that a member of the planning commission is needed to serve also on the Zoning Board of Appeals to replace Jennifer Cooper. Tonya Kuhn volunteered.

Mayor Brush presented copies of the City of Downs Comprehensive Update from 1981 for review. She noted that the city council had voted to continue with the process of annexation.

Don moved, seconded by Doug, to adjourn the meeting. Carried. Meeting adjourned.

Vickie Oviatt/DPC Secretary

