

Chairwoman Springowski called the Work Session to order at 5:35pm

8 Present: Messrs. Springowski, Fallis, McFarland, Argenti, Moon, Thornsberry, Arredondo, Carter (Arrived at 5:58)

4 Absent: Messrs. Dimacchia, Henley, Carrion, Shawver.

Guests: Mayor Bradley, BHP Director Upton, BHP Neighborhood Development Specialist Drew Crawford, Chief Building Officer Richard Klinar, Safety/Service Director Washington, Chief of Staff Soto.

The following topic was discussed during the Council Work Session: **Chapters 15 through 21 of the proposed Zoning Code.**

Chairwoman Springowski called the Work Session to order and turned the microphone over to the representatives of the Building, Housing and Planning Department. Tonight's work session covered chapters 15 through 21.

Chapter 15- Signs. The proposed substantial changes made to this section are as follows: allowed digital signs and window signs, included section under definitions explaining each type of sign, reducing the size of monument signs from a total of 300 square feet to 250 square feet for 3 businesses. Obsolete signs will have to be removed within six months of the closure or relocation of a business. Existing signs that do not conform to the new parameters will be grandfathered in. The allowances for political signs created a lengthy discussion. Councilman Thornsberry suggested the allowance for 8 square foot political signs in both residential and business districts and Chairwoman Springowski agreed with this idea. For signs that are larger than that a sign permit could be required, the suggestion was that there is a flat fee for a certain quantity of signs. While most local candidates follow the rules, some county and national candidates have very large signs. Mr. Resar suggested when a campaign is at a national level that the city can notify and charge the local party.

Chapter 16- Non-Conformities. The proposed substantial changes for non-conformities include building and lots that exist at time of adoption of new zoning code, if a building is destroyed beyond 50% of the replacement value it cannot be rebuilt unless Board of Zoning Appeals approves and uncompleted structures at the time of adoption will have 12 months to be completed. Existing non-conformities are protected, they can expand, can be more restrictive but cannot go back.

Chapter 17- Review and Decision Making Authority. All authorities have been consolidated into one chapter. Design Review Board gets constituted to oversee overlay districts. Councilman Fallis and President Arredondo suggested implementing requirements and qualifications for various commission members. Design Review Board qualifications are more in depth than both the Planning Commission and Zoning Board of Appeals and council suggested making the requirements and qualifications match across all three boards and commissions. Many members of council requested that

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the times of the Planning and Zoning meetings be changed to make them more accessible to the public and council members. Wednesday mornings at 9am require most to miss work if they wish to come to a meeting and sometimes it is just not doable and perhaps holding the meetings in the evening prior to a council meeting once a month would draw more public to both meetings.

Chapter 18- Administration and Enforcement. This chapter will replace the existing chapter 1213 and the proposed chapter is more extensive in explaining the procedure. The Zoning Administrator shall issue all approvals and notices of violations provided for in this code.

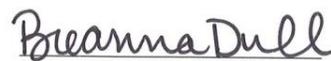
Chapter 19- Appeals and Variances. Included materials and information must be submitted within 14 working days of meeting and there will be a 12 month limitation if construction is not started.

Chapter 20- Amendments. This chapter has added an option for the holder of the property to submit an application for amendments, Section 20.03 involves City Council action, a special land use can be rezoned with conditional use and they have included a time frame to 18 months to commence development.

Chapter 21- Definitions. The proposed zoning code has 64 new definitions. “Short term rentals” will be added at Council’s request and “residential social services” will be further defined.

Mr. Crawford and Mr. Upton shared the proposed definition for “slum or blighted area” which shall mean “a residential area within the corporate limits in which there is 20% of structures or other improvements, and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provisions for ventilation, light, air, sanitation, or open space, high density of population and overcrowding, unsafe and unsanitary conditions or the existence of conditions which endanger life or property by fire or other causes, or any combinations of factors, substantially impairs the sound growth and planning of the community, in conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety and welfare.” This definition is to be used only to determine eligibility for Federal, State or Local funding sources.

The work session was adjourned at 7:18pm.


DEPUTY CLERK OF COUNCIL