

**MOUND CITY COUNCIL MINUTES
JOINT COUNCIL/PLANNING COMMISSION WORKSHOP
FEBRUARY 11, 2013**

Call to order

Acting Planning Commission Chair Penner called the annual joint Planning Commission workshop meeting with the City Council to order at 7:00 PM.

Roll call

Those present: Commissioners: Cynthia Penner, Ray Salazar (Council Liaison to Planning Commission) David Goode, Doug Gawtry, George Linkert, Kelvin Retterath (arrived at 7:17PM) and Pete Wiechert

Absent and excused: Chair Steven Ward and Jeffrey Bergquist

Staff present: City Manager Kandis Hanson, Community Development Director Sarah Smith

The following City Council members were present: Mayor Mark Hanus; Council Members Heidi Gesch, Ray Salazar, Kelli Gillispie (arrived at 7:20PM)

Others present: Mark Wegscheid

1. Smith reviewed the 2011 – 2012 projects list, including amendments to City Code Sections 129 and 121, and review/study of second hand goods licensing, home occupation signage, and Planning Commission work rules.
2. The Planning Commission and City Council reviewed and discussed the proposed list and order of projects for 2013 as identified below:
 - A. Expansion permits – filling in or going up of a non-conforming structure which is a land use issue. PC has approved all of the expansion permits received to date. Should process be evaluated and/or streamlined? Mayor is pro-streamline. Smith stated could we distinguish between smaller improvements vs. substantial.
 - B. Parking requirements – Smith would like to review for changes and see what can be administrative review by Staff and what needs to go to the Council/Commission. Hanus says he can't remember a commercial project in 10+ years that did not require a variance for parking. He feels this should be the main priority as the standards must be wrong if all require variances. Linkert requested review of on-street parking be looked at as well. Commissioner Retterath suggested a goal to reduce requirements of 20% be established.
 - C. Building height definition and determination – Smith said other communities' rules are being looked at and whether or not to distinguish between interior and lake lots, lot size and slope. Smith said goal is to reduce non-conformities but perhaps not a high priority due to low number of issues in past.
 - D. Financial/tax review of development proposal – Linkert requested financial impact be included in planning assessment. Smith stated typically financials only considered in a TIF district, not in private development when it is just land use issues. Linkert is looking for a tool that ensures the community is safe and viable and to ensure the City is reimbursed for additional demands on maintenance and infrastructure. Hanson stated HRA makes decisions with regard to TIF and Council evaluated changing the clinic commercial property to multi-family and

denied it due to the negative tax impact. Hanus stated free market provides that no one would invest in a property to make it worth less and that the incremental value should not be a factor in land use decisions. Gillispie state the City should not inhibit development by creating obstacles. Hanson requested Linkert, as a Planning Commissioner/public official, not to speak contrary to this position and to understand the HRA is the body that would review financials in the appropriate situations, not the Planning Commission. Linkert agreed he will refrain talking about this issue while a Commissioner.

- E. Urban agriculture - bee keeping / chickens. Smith indicated the City has received inquiries and the code does not specifically address bees, and chickens are prohibited unless under specific conditions. Linkert stated urbanization has pushed out bees and they serve as pollinators. Smith said LMC stated bee keeping no longer regulated by state since 2006. Hanson stated enforceability is the main objective of the code. Hanus said we need to distinguish between what impacts neighbors and what does not.
- F. Interim/special use permit regulations – Smith stated would need changes to code to implement, but would put a certain time limit on permit. Examples include home occupations or if it is anticipated the area will change due to development or redevelopment. Hanus stated the intent of the CUP is to get it right the first time and it can be subject to review.
- G. Pawn shops – Smith stated came out of discussion on second hand goods resellers. Smith stated regulated through the state, but they are increasing in popularity and number and the Staff wants to be prepared if they get a request. City should consider if additional licensing requirements is necessary due to nature of transactions. Discussion ensued and Hanus stated you can't ban them, but you can regulate them and decide where and where they can't go among other aspects.

Linkert had inquired about adding a item on the agenda of MSA street projects. Staff and Chair Ward suggested bringing the issue before the Planning Commission first which is why it was not included on the agenda.

The top priorities were established for the items above in the following order: 2B, 2A, 2E, 2G, 2F. Commissioner Retterath asked for solar and wind regulation to be reviewed and Hanus asked if that something that needs to be regulated. Retterath stated solar structures detached from primary structure should be considered and that wind options should be limited as they are not compatible with the area.

Linkert asked question about work rules that deal with capital improvement program review (Article 8 of City Code). Hanus clarified that it is not Planning Commission's role to recommend public works infrastructure projects but to respond to the public works aspects of projects.

Adjourn

MOTION by Salazar, seconded by Goode, to adjourn at 9:11 p.m. All in favor. Motion carried.

Mayor Mark Hanus

Attest: Catherine Pausche, Clerk