

# P&Z Committee

## Meeting Minutes for March 4, 2015

- Meeting called to order
- Roll call – Sign in sheet **PRESENT:** Sarah Long, Tim Ens, Pat Grimler, Steve Williams, Bev Dickmeyer, Jennifer Bryan, Kevin Reiland
- Approval of Agenda
- Approval of Meeting Notes
- The following will be reported to the Board of Alderman City Counsel Meeting – March 09, 2015
- New Member – Eric Hutchcraft
  - 2 citizen spots open
- Adopted Mission Statement for Planning and Zoning:  
*Provide professional and technical advice to elected officials, appointed boards, city departments, and citizens in addressing key community challenges and priorities;*  
*Focus on long-term economic vitality, environmental integrity and city development through comprehensive planning and plan implementation;*  
*Encourage land use efficiency in relation to community goals, safe and sustainable infrastructure, economic growth and enhancement of City's quality of life;*  
*Reflect the highest ethical standards with enduring respect for our customers and the public trust.*
- Reviewed possible short and long-term goals for the PZ Committee

### **Short Term:**

- Reviewing PZ Ordinances
- Review permit process

### **Long Term:**

- Infrastructure – Sewer, Water
- Sidewalks
- Revitalization of Main Street and East Side
- Community center and parks development
- Comprehensive Plan

- Would like to use the City Facebook page to gather additional ideas from the community
  - Looking for challenges and/or goals for the City of Winfield, keeping in mind the Planning and Zoning Committee is only a citizen advisory committee.

### **Annexation:**

- Kevin Reiland presented advantages and disadvantages for Residential and Commercial annexation
- Tabled conversation for future development of comprehensive list to provide to City by Sarah Long

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### Special Use Permit:

- New business – Speed and Specialties Auto Body
  - Specialty is vehicle restoration
- Owner – Jesse Long
- Location – 315-321 Main Street
- Received complaint regarding vehicles on property
- City Ordinance requires vehicles to be licensed and in working order
  - Any unlicensed vehicle must be inside
  - No exceptions for a commercial property, such as auto body shop
- Vehicles outside are customer vehicles
  - Moving from St. Peters location
  - Plan is to fence area, not viewable from street
  - Typically, vehicles will be inside when being restored

### Suggestion(s):

- Request for a 90 day special use permit with stipulation that no abandoned or unlicensed car shall be on the property longer than 30 consecutive days or it must be covered (i.e. car cover). Within this, we request a plan for improvement that includes a timeline for completion 1 year from the issuance of the permit.
- Passed with all Yes – Motion by Pat, Seconded by Kevin

### Zoning Map

- Upon creation of PZ Committee, could not locate Zoning map of City
- Thanks so Dave, Pat, all of City Hall and Tim Ens for research w/ Kevin Bishop (County Assessor)
- In order to come into compliance, the PZ Committee reviewed a map of the city and would like to present to the board, our recommendations for the following zones:
  - Commercial (Orange)
  - Mobile Home Park (Blue)
  - Residential (No color)

Note: Any residential property zoned as Commercial, will not become commercial unless the following occurs:

- Tear-down and rebuild of buildings w/ commercial occupancy permit
- Change in ownership, new commercial occupancy permit
- Always the option to rezone or variance
- Discovery – Not Annexed/Partial Annex:
  - Winfield High School
  - Ambulance District
  - River City Plaza
  - Fastlane Station (Partial)

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- Per Ordinance 155.18 – must hold at least one public hearing.
  - Fifteen days’ notice of the time and place of such hearing shall be published in at least one newspaper having general circulation within the city.
- Request – For Public Hearing date for PZ Committee to review map with City
  - Goal to present to board in April w/ ordinance amendment
  -
- Any other questions?

Set next meeting date and time: *April 8, 2014 @ 6:30 pm*

Adjourn: *Motioned by Pat, seconded by Kevin Reiland*