



EL DORADO

PLANNING COMMISSION MINUTES - DRAFT

January 31, 2019

6:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chairman Tetrick called the meeting to order at 6:30pm.

Members Present:

Scott Leason
Brad Long
Kyle McLaren
Kelly Tetrick
Gerald Watson

Staff Present:

Jay Shivers
Scott Rickard

Others Present:

Roger Cutsinger	Savoy Company
George Miehle	-Arrived during discussion on zoning amendments.
Casey Jackson	-Arrived during discussion on zoning amendments.

2. APPROVAL OF MINUTES

Commissioner McLaren asked to remove a line from the draft minutes. Commissioner Long moved to approve the minutes of the December 13th, 2018, meeting with the suggested change, seconded by Commissioner Leason. The motion was unanimously approved (5-0).

3. NEW BUSINESS

ITEM NO. 1 – CASE NO. 19-01-PLAT: CONSIDERATION OF THE FINAL PLAT OF PRAIRIE TRAILS ADDITION

A) PRESENTATION OF REQUEST

Scott Rickard said the city is selling the golf course and staff suggested the city plat the property to dedicate easements and protect access to public trails and city infrastructure. Mr. Rickard said

the boundary is not changing. The plat includes the official right of way dedication for County Club Lane.

Commissioner Watson asked if Mr. Rickard is referring to the main access to the golf course. Mr. Rickard said that is correct, the access off of Country Club Road. Country Club Lane would be platted as right-of-way that runs east and west.

B) DISCUSSION BY PLANNING COMMISSIONERS

Roger Cutsinger said the only question they've received is from George Meihle and Casey Jackson. He said they appeared to be okay with the right-of-way. Mr. Cutsinger showed the Planning Commission the new trail easement dedications.

C) MOTION

Commissioner Long moved to approve the plat as presented, seconded by Commissioner Watson.

Roll Call Vote

Commissioner Leason	Y
Commissioner Long	Y
Commissioner McLaren	Y
Commissioner Tetrick	Y
Commissioner Watson	Y

The motion passed unanimously (5-0).

D) OLD BUSINESS

E) STAFF ITEMS

a. Continue Discussion on Zoning Regulations Updates

Jay Shivers reviewed the ordinance amendments the Planning Commission has been discussing over the last few meetings. Mr. Shivers distributed draft ordinance language and showed a powerpoint with diagrams and examples of the ordinance changes. Mr. Shivers and the Planning Commission decided to go through each section and make an informal decision to move forward with each amendment, change the amendment, or remove the amendment from the list.

- Staff and the Planning Commission agreed to move forward with amending the by-laws to include a Planning Commission representative to be on the Board of Zoning Appeals.
- Staff and Planning Commission agreed to move forward with the accessory structure size amendment and replace "façade" with "building materials."
- Staff and the Planning Commission discussed the existing height regulations and two other options. The Commission chose peak height of the principal structure or 25', whichever is lesser.
- Staff discussed prohibiting cargo containers in residential areas as well as the option to place specific requirements on containers in residential areas. The Planning Commission was interested in working on specific restrictions for cargo containers to be further discussed at the next meeting.

- Staff and Planning Commission reviewed case studies for the new infill regulations and decided to move forward with the proposed regulations and also discuss adding a Special Use Permit option at the next meeting.
- Staff and Planning Commission reviewed the reduced accessory structure side yard setback for lots platted prior to 1951 and agreed to move forward with the amendment.
- Staff also reviewed a few case studies to show how the proposed amendment would apply to various properties across the city.

Mr. Rickard said the George Miehle, a property owner along County Club Lane, said there appears to be conflicting information on his property survey and the plat. Mr. Rickard said staff would work with him to sort out the issue.

Chairman Tetrick asked how it would affect the plat they voted on. Mr. Shivers said if there is a change to the plat, the Planning Commission will need to review the changes and vote again on the plat. If there are no changes, the plat will continue to move forward.

F) ADJOURNMENT

The meeting adjourned at 7:31pm.