

CITY OF WHITEWATER
JOINT CITY COUNCIL AND PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Innovation Center
October 8, 2013

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE CITY COUNCIL AND PLAN AND ARCHITECTURAL REVIEW
COMMISSION**

Call to order and roll call, and introduction.

Council President Singer called the joint meeting of the City Council and Plan and Architectural Review Commission to order at 5:30 p.m.

City Council Present: Patrick Singer, James Winship, Lynn Binnie, Ken Kidd, Stephanie Abbott, Sarah Bregant.

Plan Commission Present: Bruce Parker, Karen Coburn, Jeffrey Eppers (Alternate), Sherry Stanek (Alternate), Kristine Zaballos.

Others: Dr. Larry Witzling (Zoning Rewrite Consultant), Latisha Birkeland (City Planner), Pat Cannon (CDA Director), Wallace McDonell (City Attorney), Cameron Clapper (City Manager) Michele Smith (City Clerk).

Council President Patrick Singer noted that the Steering Committee was invited to attend to ask questions and add relevant points of history about the process or document.

Approval of the minutes of the Joint Common Council and Plan and Architectural Review Commission meeting of September 10, 2013. Moved by Winship and seconded by _____ to approve. Motion approved by unanimous voice vote.

Introduction of the zoning rewrite project

Larry Witzling explained that he felt the last meeting went very well. He felt it may be due in part to dealing with parts of the code that were not the most controversial at the Steering Committee meetings. Witzling stated that the collective goal would be to get something adopted. If it is not perfect, the next year look at it again. Keep a checklist of issues during the course of the year, and pick, for example, 5 items to take care of. Continuing to take care of smaller areas each year will save a lot of long term problems.

There were questions about including parking, plan review and Board of Zoning Appeals in this discussion. City Attorney McDonell explained that the agenda is for primarily residential sections. Anything with a remote resemblance to residential can be discussed. City Planner Birkeland stated that it was decided at the steering committee level that parking would not be considered in this zoning rewrite. Plan Commission Member Parker asked about the parking

included in the proposed overlay districts. Councilman Kidd stated that we cannot adopt without changing some of the other issues (parking and other things not here).

When asked about the process, City Attorney McDonell explained that the Plan Commission would hold a public hearing. (He suggested that the meeting be a joint public hearing with Plan Commission and City Council.) The public hearing could be one or two meetings. The Plan Commission would discuss and make recommendation to the City Council as to what is to be adopted. There could be changes made to the document the Plan Commission receives.

Larry Witzling stated that the Plan Commission can make changes and recommend them to the City Council. When handling the public hearing, people should be limited to 3 minutes of commentary, the first time. People would be able to speak a second time after everyone has a chance to speak. This seems to be the best way to work it so everything is covered.

Review of residential sections

Larry Witzling explained that he was here to help get through the residential sections of the Zoning Rewrite. Witzling went through the changes, made during the Zoning Rewrite meetings, with the City Council and the Plan Commission. There was discussion among the group and revisions were made on some of the changes. The parking/hard surface and stormwater were not to be considered in this zoning rewrite. They will be reviewed separately (stormwater/parking summit). Larry Witzling stated that the stormwater requirements should be made performance based and not standard based because it allows a lot more flexibility. Some of the major items of discussion were: Plan Commission members can be on the BZA Board, but if a Plan Commission/Board of Zoning Appeals member made a decision at the Plan Commission level for an item going to the BZA, the member should not act on the matter at BZA. The difference between the R-O Overlay Zoning and the other overlay zoning districts is that the R-O is more restrictive and can be done anywhere in the city. In all the other overlay districts, property owners can do more, but it is not city-wide. R-2A Overlay – to allow areas where there could be increased occupancy in certain areas. R-3A and R-3B Overlay Zoning Districts allow for the owner to apply to possibly increase the density of their property. R-3A being areas west of the university. R-3B being areas south of the university. With the changing of neighborhoods, the City needs lots of tools to accommodate families and students. The city needs to know how to plan for growth in the community. There was discussion regarding lot coverage for residential areas for driveway and parking areas, but it was concluded that a lot of research should be done on existing conditions before a decision is made. If people were asking for a huge area of coverage, it would be good to have at least some definition to start with. Larry Witzling was going to try to write something on this.

Next steps

The next meeting will be a joint public hearing meeting with City Council and Plan Commission to allow for public comment and review of the proposed zoning rewrite. It will probably take two meetings. The public hearing meetings will be special meetings only for the Zoning Rewrite. A Class 2 legal notice is required. Larry Witzling recommended that when voting, take certain sections out that there may be issues with, and then add them back in later. Latisha Birkeland will Doodle the City Council and Plan Commission to coordinate schedules for the next meeting.

Adjournment

The meeting adjourned at approximately 9:30 p.m.

City Council President Patrick Singer