

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
March 13, 2017

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

Call to order and roll call.

Chairperson Meyer called the meeting of the Plan and Architectural Review Commission to order at 6:30 p.m.

Present: Greg Meyer, Tom Hinspater, Kristine Zaballos, Bruce Parker, Lynn Binnie, Sherry Stanek, Tom Miller (Alternate). Absent: Daniel Comfort. Others: Chris Munz-Pritchard (City Planner), Wallace McDonnell (City Attorney).

Hearing of Citizen Comments. No Comments.

Approval of the Plan Commission Minutes. Moved by Binnie and seconded by Zaballos to approve the minutes of the February 13, 2017 Plan Commission meeting. Motion approved by unanimous voice vote.

Review extra-territorial certified survey map (Lot 1, CSM # 3192) located at W2712 State Road 59 for John Hoffmann.

City Planner Chris Munz-Pritchard went through her Planner Report recommendations.

This preliminary CSM complies with all design standards and general provisions of the City Code Section 18.04.048 Extra-territorial subdivisions. I recommend that the Plan and Architectural Review Commission approve the Certified Survey Map with the following requirements:

1. The applicant shall meet all conditions set by Jefferson County and Town of Cold Spring for final approval. Recommendations to the County and Town:
 - a. A joint driveway agreement for proposed lot 1 and lot 2.
 - b. A re-zone of the lots to meet zoning code.

2. Final CSM shall be reviewed by City Staff and recorded with Jefferson County.

John Hoffmann stated that this is for estate planning purposes. All conditions were taken care of in the original plat done about 10 years ago.

Moved by Binnie and seconded by Stanek to approve the extra territorial certified survey map located at W2712 State Road 59 for John Hoffmann with the City Planner recommendations. Aye: Binnie, Stanek, Hinspater, Zaballos, Parker, Miller, Meyer. No: None. Motion approved.

Review updates to the Comprehensive Plan.

City Planner Chris Munz-Pritchard explained the proposed changes to the City of Whitewater Comprehensive Plan. She was looking for direction from the Plan Commission on how they want to move forward with the changes. Some of the proposed changes include: Census and Floodplain updates; farmland preservation updates; University data and Whitewater Unified School District information updates; R-2A Zoning updates; update language in the Mixed Use section; (PCD or Planned Community Development is now PD or Planned Development); update maps to follow parcel lines; and the National Guard Armory parcel future land use to be changed to match the rest of the Business Park. The other item of discussion would be what direction to go with the Walworth Ave. property, west of the Indian Mound Parkway and south of Walworth Ave.

Plan Commission Member Zaballos stated that the University information should be updated. This University has had increased enrollment for the last 17 years. She would get the updated information to City Planner Chris Munz-Pritchard.

City Planner Chris Munz-Pritchard would take Sentry off the list of employers. She would like to get a searchable Comprehensive Plan put online. R-3A Zoning is referenced in the Comprehensive Plan. There is not much of a change from the R-3 to R-3A whereas the R-2 and R-2A are very different.

The Plan Commission told City Planner Chris Munz-Pritchard to go ahead with the updates, and to change the items listed on page 30 of the handout. The Plan Commission then moved on to discuss the Walworth Ave. property.

Plan Commission Member Hinspater noted that he understood the benefit of a "Mixed Use" designation which would allow for small commercial space. In consideration of the neighborhood across the street, it is a concern. In changing to mixed use, if criteria was developed for the mixed use, the text of criteria would allow or disallow a proposed development. The criteria would need to be made clear. Hinspater noted that Jefferson's mixed use included industrial. He was not in favor of anything that would bring more traffic to that area.

City Attorney McDonnell stated that we must distinguish between Zoning and the Comprehensive Plan. In the context of the Comprehensive Plan, specific types of uses & buildings can be in there. Zoning is more important than the Comp Plan. He read the definition of "Mixed Use".

City Planner Chris Munz-Pritchard noted that the land south of this Walworth Ave. property is "Mixed Use".

John Hoffmann, owner of the property south of Walworth Ave., was present. He does not want to piece out the property. He would like a developer to buy the whole property (32 acres) and develop it. Hoffmann said the parcel looks big on paper, but with the setbacks for a development, the lot gets filled fast. If you cut the property into chunks, you lose. He felt his property has not been given much consideration by the City/CDA.

Plan Commission Member Binnie stated that this property is located right off the bypass. This is already a heavy trafficked area. It would balance best if development is in the interest of the whole community. Binnie stated that if the CDA was offering the possibilities of viable properties for development, given the Comprehensive Plan of 09, they would not be promoting a future land use of "future neighborhood" to a developer for business. Binnie explained some history of the Master Plan. In 2009, the rationale was that the City had put money into the roundabout and they wanted to see that area developed. The traffic in that area has not developed and is considerably less than the Walworth Ave. traffic. He felt that "Mixed

Use” was the most sensible place to go in this place and time. It can be interpreted in a large variety of ways.

Plan Commission Member Zaballos noted that the “Future Neighborhood” is for mostly residential with businesses that serve the neighborhood. “Mixed Use” has a greater draw for the community.

City Attorney McDonell read the definition for “Community Business”.

Moved by Stanek and seconded by Binnie the change to “Mixed Use” for the property west of the “Road to Nowhere” (S. Indian Mound Parkway) and south of Walworth Ave. Aye: Binnie, Stanek, Zaballos, Parker, Miller, Meyer. No: Hinspater. Motion approved.

The next Plan Commission meeting, we will review in two parts, the updating changes and make a motion on them; and then review the Walworth Ave. property and make a separate motion. That way if the Walworth Ave. change gets held up, the updating changes should go through. Property owners within 300 feet of the Walworth Ave. property will be noticed.

Plan Commission Member Binnie requested to go back to the sidebar concept of the motion so that it is a record in the minutes. Plan Commission Member Parker suggested that any development in an area must be consistent with preserving neighborhoods around the area. Binnie suggested in regard to Community Business that the Plan Commission might consider the right project that falls under the Community Business definition.

Moved by Binnie and seconded by Miller that the Plan Commission would be open to consideration of Community Business uses in the area with due consideration being given to residential neighbors. Aye: Binnie, Miller, Stanek, Hinspater, Zaballos, Parker, Meyer. No: None. Motion approved.

Information Items:

- a. Possible future agenda items. City Planner Chris Munz-Pritchard stated there has been nothing submitted for the next Plan Commission meeting at this time. The Comprehensive Plan proposed updates will be coming back to Plan Commission at the next meeting, April 10, 2017 as a public hearing. Neighboring property owners for the Walworth Ave. property will be noticed. We will also take a look at the topic of impervious surfaces.
- b. Next regular Plan Commission Meeting – April 10, 2017.

Moved by Miller and seconded by Stanek to adjourn. The motion was approved by unanimous voice vote. The meeting adjourned at approximately 8:20 p.m.

Chairperson Greg Meyer