

MINUTES Tuesday, August 21, 2012

Land Use Committee 5:20 PM

Carnegie Town Hall

235 West 10th Street

Members Present: Council Member Rex Rolwing, Council Member Kermit L. Staggers, Council Member Kenny Anderson Jr., Council Member Dean Karsky

Members Absent: None

Staff Present: Denise D. Tucker, CMC, Assistant City Clerk; Jim David, Legislative/Operations Manager

Guests: Sam Trebilcock, Keith Allenstein and Darrin Smith

1. Call To Order

Committee Chair Rex Rolwing called the meeting to order at 5:20 p.m.

2. Approval of Minutes

A. Monday, July 30, 2012

A motion was made by Dean Karsky and seconded by Kenny Anderson Jr. to approve the Minutes of Monday, July 30, 2012.

Rolwing called for a voice vote. All members present voted yes.

3. Discussion

Zoning Ordinance Amendments - Districts, Forms, Uses: How the new ordinance  
A. is more consistent, predictable, innovative, along with a user friendly format by Jeff Schmitt, Chief Planning and Zoning Official; and Sam Trebilcock, Transportation Planner

Trebilcock said they are ready to bring the Zoning Ordinance to the committee for a full review. He reviewed the Public Involvement Plan. Trebilcock said they are trying to get as much public input as they can.

He said they plan to bring a draft of the ordinance to the Land Use Committee in September for review. In October, they will reveal the zoning map. The formal hearings for the ordinance and the map are planned for December, with adoption in early January. Trebilcock reviewed the role of the Zoning Ordinance Study Group.

Trebilcock reviewed the process of updating the zoning ordinance. He discussed some proposed changes to the ordinance. Discussion followed.

B. Vicious Dog Ordinance Revision by Keith Allenstein, Assistant City Attorney; and Jim David, Legislative/Operations Manager

Allenstein presented two different ordinance proposals for the committee to consider. He said the ordinance revisions are to close loopholes. Allenstein discussed the similarities and differences between the two proposed ordinances. Discussion followed. Allenstein said he recommends Ordinance 1301. Rolwing requested that the committee members review the

proposals and make a decision at their September meeting on which one to forward to the City Council.

C. TIF Policy by Darrin Smith, Director of Community Development; and Brent O'Neil, Economic Development Manager

Smith spoke about where they have been, where they are, and where they are going, in regards to TIF (Tax Increment Finance) Policy. Six TIF Districts have been approved in the past two years. Prior to that nine districts had been approved, within 20 years. Only six of the nine became actual projects. Smith said a TIF 101 was held at a City Council Working Session. In the past, TIF Districts were primarily within the Downtown boundaries. TIF Districts are now being considered outside of the Downtown boundaries, an example of this is the Sanford Sports Complex TIF District. Smith said the Seventh TIF District, the Whittier Rent to Own Single Family Housing Development, may reach the City Council in September. The Eighth TIF District is being proposed as a retail/apartment development at the old Williams Pipeline location, south of 41st Street. Discussion followed.

D. Economic Development Updates by Darrin Smith, Director of Community Development; and Brent O'Neil, Economic Development Manager

Smith said there were three things he wanted to share: talks will begin soon regarding a 2025 Downtown Plan; will be presenting the Events Center Area Master Plan to the City Council in September; and in the next few weeks plan to do some soil testing at Elmwood Golf Course, depending on the results, there will be a RFP (request for proposals) released for redevelopment, to add a hotel on the site.

#### 4. Open Discussion

Karsky said at last week's City Council meeting there was some discussion regarding due process, regarding property owner's rights. He said he would like to hear from the City Attorney regarding due process at the next committee meeting.

#### 5. Adjournment

Committee Chair Rolwing adjourned the meeting at 6:22 p.m.

Denise D. Tucker, CMC

Assistant City Clerk