

MILLWOOD PLANNING COMMISSION

REGULAR MEETING JANUARY 31, 2011 MEETING MINUTES

1. Call to Order. Kelly Stravens moved to designate Bobbie Beese to serve as acting chairperson. Motion seconded by Dan Hansen. Motion carried.

The Regular Meeting of the Millwood Planning Commission was called to order by Ms. Beese at 6:05 p.m. at the Millwood City Hall. Members present were: Bobbie Beese, Kelly Stravens and Dan Hansen. Staff present: Tom Richardson, City Planner, Brian Werst, City Attorney, and Ray Oligher, Planning Intern.

2. Approval of Minutes. One change was noted in the minutes of the November 29, 2010 meeting: commissioners requested that staff request the mayor to appoint additional Planning Commissioners. Mr. Stravens moved to approve the minutes as corrected. Motion seconded by Ms. Beese. Motion carried unanimously.

3. Written Decision: Special Sign Permit: SSP 10-03. Mr. Richardson presented the written decision for the special sign permit approved at the November meeting. Mr. Stravens moved to approve the written decision. Motion seconded by Mr. Hansen. Motion carried unanimously.

4. Public Hearing: 2011 Comprehensive Plan and Development Regulation Amendments Docket.

CPA 11-01 Mr. Oligher presented the Staff Report on Electric Vehicle Infrastructure. This was accompanied by a short slide show covering EV Charging Station categories, differences between charging stations and Battery Replacement stations, and how charging stations might be placed on public right of way. Also presented were model changes to the C-1, C-2 and I-1 zoning regulations to allow EVI as a permitted use.

Ms. Beese noted that in addition to changes to the permitted uses, we need to look at prohibited uses, since we now prohibit auto sales and repair, along with fuel dispensing stations in the C-2 zone. Her concern was whether there would be confusion if these prohibited uses were not clarified.

Discussion continued on whether Millwood wanted EVI to be permitted as an accessory use instead of a primary use. No preference was indicated. Mr. Werst commented that Millwood needed to define Electric Vehicles in any legislation that follows to remove any ambiguity on what was intended.

There was discussion on the scale of electric vehicle usage and how many EV charging stations, or parking spaces would be necessary. There was also discussion on whether charging stations

and battery exchange stations could be separated, since battery exchange was a much more intensive operation.

The matter was continued to the next meeting to allow further research.

CPA 11-02 Mr. Oligher presented the Staff Report on possible changes to C-2 Zoning. The addendum to the Staff Report contained six (6) proposed areas for improving C-2 zoning regulations to encourage commercial development: Access off Argonne, On-Site/Off-Street parking, Off-site Parking, Permitted Uses, Lot Coverage and Street Frontage and Design Standards.

This information was presented to the Millwood Better for Business group in mid-January.

There was general agreement on the need to look at the regulations for the entire C-2 Zone. It was noted that few of the current structures in the C-2 zone reflected conforming uses. It was suggested that a map be prepared indicating which uses were conforming, if any were found.

Parking was discussed, especially as a way of moving pedestrians off of Argonne. The use of the strip of Railroad right of way on Euclid was indicated as proof of the need for additional parking.

Detailed Design Standards were discussed as a way to clarify the intent of the code.

CPA 11-03 This item, concerning lot coverage, was deferred to the next meeting due to the length of the meeting.

Mr. Stravens moved to continue the public hearing to the regular February meeting. Motion seconded by Mr. Hansen. Motion carried unanimously.

5. Public Comments. During the discussion on the C-2 Zone, Greg Mott indicated that parking is always a problem on the thin lots that currently exist.

6. Adjournment. Mr. Stravens moved for adjournment. Motion seconded by Mr. Hansen. Motion passed. The meeting was adjourned at 8:00 p.m.

Chairperson

Secretary