

## **PLANNING COMMISSION WORKSHOP**

Wednesday, September 7, 2022

7:00 p.m.

### **#1 Call to Order**

Planning Commission Chair Duval called the Planning Commission Workshop to order at 7:00 p.m. in the Fire Department training room.

### **#2 Roll Call**

Noted present were Commissioners Gorham, Yeager, Marohn, Woodward, Erickson, Kallroos and Duval. Also noted as present was Community Development Director Kramvik.

### **#3 Conversion of Dwellings to Green Space or Surface Parking Discussion**

Community Development Director Kramvik gave a brief recap of Ordinance No. 1534 that went into effect on July 17<sup>th</sup>, 2022. This ordinance imposed a six-month moratorium on the conversion of dwelling units to green space or surface parking in the R-1 zoning district. The Planning Commission is tasked with discussing proposed changes to strengthen the new zoning code in the relation of conversion of dwelling units to green space or surface parking. He indicated Commissioner Marohn has provided an ordinance that was implemented for the City of Crosby for the same concern.

The Commission discussed the current code and reviewed the ordinance example as provided. Some ideas that were discussed:

- Update residential districts only
- Require an application to consider a demolition or go through the variance process or conditional use permit process
- If the ordinance used in Crosby is acceptable, several updates to the language is recommended

Staff will draft an ordinance based on the discussion tonight and consult with the City Attorney on appropriate language.

### **#4 Outdoor Lighting Discussion**

Community Development Director Kramvik explained the Commission has made several changes to the lighting ordinance over the last few years. However, upon implementation of the new zoning code this year, the Commission has expressed interest in adding two items to the Zoning Code.

#### **Lighting Color Temperature Requirements**

- Residential fixture standards are typically 2,700 – 5,000k
- Commercial fixture standards are typically 3,000 – 10,000k

Commissioners directed staff to research ordinances and requirements of other communities regarding the lighting color temperatures.

Review the Increase in Light Source Height

- Potentially require a setback from property lines

Commission discussion took place and the language in the code is adequate to determine height, but maybe include visual diagrams/drawings to show light trespass.

Community Development Director Kramvik discussed whether to consider adding the PSP District to the General Commercial and Commercial Corridor District Lighting Standards. It was determined that the PSP should follow residential lighting standards.

**#5 Manufactured Home Overlay District Discussion**

Due to time constraints, this topic will be discussed at a future meeting.

**#6 Adjourn**

The Chair adjourned the meeting at 9:00 pm.

---

Michael Duval, Planning Commission Chair