

**The COMMUNITY DEVELOPMENT COMMITTEE**  
**held a SPECIAL Meeting on MONDAY, FEBRUARY 16<sup>TH</sup>, 2021**  
**beginning at 6:15 P.M.**

**CD PRESENT:** Chair Callahan, Co-Chair Mitchell, Jessie, Cerra, Oswald

**OTHERS PRESENT:** Law Dir Deery, Assistant Law Dir Breunig, Safety Service Dir Brubaker, Mayor Whitfield, Building Official Farkas, Finance Dir Pileski, Asst Finance Dir Farrell, Assistant Service Svc Dir Calvert, Council Members Keys, Tollett, Simmons

**1. Approval of the February 8<sup>th</sup>, 2021 Community Development Meeting Minutes.**  
Moved by Mr. Cerra, second by Mrs. Mitchell to approve the above meeting minutes.

**2. The matter of a request to amend Section 1131.02, of the Codified Ordinances, known as The Zoning Ordinance, to Establish A Redevelopment Overlay District.**  
Referred by: Mayor Whitfield

Mayor Whitfield said that the departments worked together to come up with a solution to some of the concerns on this matter. What they are proposing is an amendment to an ordinance as well as an operational change.

Law Dir Deery deferred to Asst Dir Breunig. She wanted the committee to know that there are 4 different committee reports that relate to 4 different pieces of legislation. And if the committee takes action this evening, it will need to pass each as an emergency clause.

Dir Breunig said the legislation is in 4 parts because you can't make a change to the zoning code without causing other dominoes to fall.

They took some of the uses out of the conditional use and put them back in to principally permitted uses. In doing so, they wanted to maintain some city control and will let the Design Review Guidelines take care of that. Once they change some of the Design Review Guidelines to accommodate some of these things, they had to change some other sections in the code because of screening and buffering and fence heights, the Design Review Guidelines that were amended actually conflicted with a section of the Codified Ordinances.

This is the overview of why there are 4 committee reports.

1. Establishing the Redevelopment Overlay District.
2. Authorizing to amend the DR Guidelines to put in place those safeguards, which would have been taken care of with the Conditional Use, now, based on comments from the last meeting and from ICP, we've decided to move those into principally permitted uses, which will widen the marketability of properties.
3. There were not many references to Design Review in the Codified. They wanted to make it explicit in the Codified Ordinances, that there is a Design Review process and it's governed under the auspices of Planning Commission.
4. The fences height with screening & buffering, which would amend Section 1137 of the Codified Ordinances to defer to those DR Guidelines.

Dir Calvert said that she appreciated the summary that Dir Breunig just gave. She reminded that they are proposing the overlay district so that we could lay light industrial on top of business general or vice versa in further defined areas. The language is not to implement a specific zoning overlay district but to amend the ordinance to allow us to implement districts in the future.

Chair Callahan thanked Dir Calvert and Law Dir Deery and Breunig for making sure we do this right so we can get this through and he will read each committee report in correct order that was read by Dir Breunig.

Mr. Oswald asked what this district encompasses?

Mr. Breunig said currently there is no district, this will establish the district. There is another pending action before council in next few weeks. That will make specific parcels in the mall area part of this overlay district. This is brand new to our zoning code.

Law Dir Deery said that Council is being asked to create this as a legal concept. This type of zoning does not currently exist in the City. We're not talking about certain property owners having this available until Council takes this first step, which is to create this as an option. Which will give more marketability to properties.

Mr. Breunig said this is sort of a hybrid zoning code that we don't have yet. It combines the elements of Business General and Light Industrial and gives property owners who are in this district more options and more principally permitted uses than they would have in other districts in the City. So, the intent is absolutely to make it more marketable.

Mr. Baird said that the goal is to make it less restrictive. Zoning is set for specific reasons but this gives more flexibility which is what we're looking for at this time.

**Committee Report #1:**

**Mrs. Mitchell moved, Mr. Cerra second the motion to amend the Zoning Ordinance, section 1131.02 to establish the 'said Redevelopment Overlay District.  
MOTION CARRIED COMMITTEE REPORT WRITTEN**

**Committee Report #2:**

**Mr. Cerra moved, Mrs. Mitchell second the motion to amend the Design Review Guidelines.  
MOTION CARRIED COMMITTEE REPORT WRITTEN**

**Committee Report #3:**

**Mr. Cerra moved, Mrs. Mitchell second the motion to authorize to enact a new section to promulgate the Design Review Guidelines.  
MOTION CARRIED COMMITTEE REPORT WRITTEN**

**Committee Report #4:**

**Mrs. Mitchell moved, Mr. Cerra second the motion to authorize to clarify when commercial and industrial fences can be allowed to exceed 8 feet in height.  
MOTION CARRIED COMMITTEE REPORT WRITTEN**

**Chair Callahan thanked everyone.**

**Mr. Cerra moved and Mrs. Mitchell seconded to adjourn the 'Special' Community Development Committee meetings at 6:35 P.M. and the Regular Council Meeting will begin at 7:00 P.M.  
MOTION CARRIED**

*Respectfully submitted by,*

*Colleen Rosado, Council Clerk Secretary*

*(Meeting was attended by Secretary Rosado and Meeting Minutes completed by Secretary Rosado)*