

DRAFT PLANNING AND ZONING MINUTES

August 9, 2010

Item 1a Meeting called to order.

The meeting was called to order at 6:30 p.m. by Commissioner Kevin Lambeth. Commissioners present were Kevin Lambeth, Mike Nichols, Mark Mais, and Dick Snelson. Aaron Kruse, Mayor was also present. Commissioner Shawn Battagler was absent.

Item 1b Approval of previous Commission minutes from July 12, 2010.

Motion made by Mark Mais to approve the July 12, 2010 minutes with these amendments:

- a. Item 5a should be corrected to read “The city administration asked the commissioners for their input on the subject.” The wording “an information search and” should be deleted.
- b. Item 5c should be corrected to read “He also reported that a national tire and auto parts chain is negotiating a contract”.

Motion seconded by Dick Snelson. Roll call vote with Kevin Lambeth aye, Mike Nichols aye, Mark Mais aye, and Dick Snelson aye. Motion carried.

Item 1c Announcement of Planning and Zoning’s to start its summer session.

There was no action taken under this item.

Item 2 Public Input:

There was no public input.

Item 3 Old Business

There was no old business.

New Business

Motion was made by Mark Mais to move agenda item4a after agenda item 4b. Motion seconded by Kevin Lambeth. All ayes for the roll call vote. Motion carried.

Item 4b Presentation by Wade Waggoner regarding aesthetic appearances of commercial developments.

Wade Waggoner from the Heartland Brick Council presentation consisted of these two main points:

- a. How to build a better community through a design policy contributing to an image of quality, visual aesthetics, permanence and stability.
- b. The impacts that the adoption of a design policy has on property value, tax base, and the overall fiscal health of the community.

The presentation included picture examples of high quality buildings and signs, reference to the University of Michigan study of Masonry Ordinances in the Chicago’s Suburbs, a discussion on the case study from the City of Woodbury, Minnesota, and a copy of an ordinance showing design standard requirements for exterior architecture of commercial buildings.

Mr. Waggoner commented that some cities apply design policy to one or two properties of commercial developments. He also stated that the separation of buildings should not have long blank walls which detract from the character of overall commercial development. All buildings architecturally should be compatible with their surroundings and he recommended that a design policy specify a certain percentage of clay brick and masonry as the primary exterior building material. Class I, II, III, IV materials were discussed stating that the Class I materials like clay brick and natural stone are the materials that are visually appealing, looks good over time and does not deteriorate if the building sits vacant. He suggested writing standards that are straightforward, easy to read and enforce and that the set of design standards be constantly evaluated. Commissioner Mike Nichols asked what would be the cost of a ten thousand square foot building with Wade Waggoner replying that he would get cost comparisons per foot for the commission. Mr. Waggoner finished his presentation stating that he could work for the city behind the scene; he would give the city other city planners’ names as references, and thanked the commission for the opportunity to speak about design policy.

