

**CITY OF TWO RIVERS
PLAN COMMISSION
October 9, 2017**

MINUTES

The meeting was called to order by Chairman Buckley at 5:33 PM.

Present: Chairman Gregory Buckley, David England, Rick Inman, Connie Loden, City Engineer Jim McDonald, Bill Niquette and Jayne Rulseh.

Absent and excused: None.

Also present: Scott Schneider, Fire Chief and Vicky Berg, Recording Secretary.

Consider a request for a Right-of-Way Privilege Agreement to allow a fence to be located in right-of-way at 2201 - 10th Street, submitted by Keith Korth and Jerry Levine (owners)

Discussion included aesthetic appeal, location of existing shrubs, and understandable one would assume existing gate was location of property and the unique property shape which includes a small rear yard.

It was noted the word "agrees" should be added to the first sentence in Item 2 of the Agreement.

Motion by Commissioner Loden and seconded by Commissioner McDonald to recommend approval provided the fence and gate shall be removed prior to a change in ownership and forward to Council for action. Upon a voice vote, motion carried.

Consider property acquisition for 1714 - 21st Street to be used temporarily by the Fire Department as a training facility prior to razing the dwelling.

Chief Schneider explained the dwelling has been vacant for several years. The dwelling has no bathroom which would be a costly install. The property owner, lien holder and City have agreed on a purchase price.

The property would be purchased with available funds in the budget. Karl's Excavating has agreed to raze the dwelling in Spring 2018 for the tipping charge to dispose of the materials.

The site would then become expanded parking area to improve turning access for vehicles entering through the overhead doors on the west side of the fire station.

A change in zoning from R-3 to B-1 would be necessary. Staff was directed to include this item on a future meeting agenda.

Motion by Commissioner Loden and seconded by Commissioner McDonald to recommend approval of the property acquisition and forward to City Council. Upon voice vote, motion carried.

Review proposed Plat for Sandy Bay Highlands Subdivision No. 2

Chairman Buckley provided a summary of Subdivision No. 1 and proposed Subdivision No. 2.

The current zoning for proposed Subdivision No. 2 is R-1 Single Family Residence District. A change in zoning to Conservation Subdivision District and adopting Land Covenants for Subdivision No. 2 will be necessary.

Motion by Commissioner McDonald and seconded by Commissioner England to recommend approval and forward to Council. Upon a voice vote, motion carried.

Commissioner McDonald excused himself from the meeting at 6:30PM.

Continue discussion regarding a possible Zoning Code Text Amendment related to the keeping of animals in certain residential districts in the City

Motion by Commissioner England and seconded by Commissioner Rulseh include ducks, quail and pigeons to the "chicken" ordinance. This would allow the keeping of female chickens, ducks, quail or pigeons, in any combination, not to exceed six in number, and to direct staff to prepare ordinances for Plan Commission review. Upon a voice vote, Ayes (4); Noes (2), motion carried.

Motion by Commissioner England and seconded by Commissioner Niquette to direct staff to prepare an ordinance to expand agriculture to include certain animals and provisions described in a memo dated August 1, 2017 prepared by City staff. Upon a voice vote, motion carried.

Continue discussion related to the provisions for front yard gardening

Motion by Commissioner England and seconded by Commissioner Rulseh to direct staff to prepare an ordinance to include front yard gardening as a conditional use. This proposal would allow front yard gardening at the City's discretion with notification of neighbors, but without complete prohibition.

Upon a roll call vote, Ayes (3): England, Loden and Rulseh; Noes (3): Buckley, Inman and Niquette. Motion failed due to lack of a majority.

Motion by Commissioner England and seconded by Commissioner Rulseh to direct staff to prepare an ordinance to allow gardening in street side yards with a setback of at least ten feet from all property lines. Upon a roll call vote, Ayes (5): Buckley, England, Inman, Loden and Rulseh; Noes (1): Niquette. Motion carried.

At 6:50PM motion by Commissioner England and seconded by Commissioner Loden to adjourn. Upon a voice vote, motion carried.

Vicky Berg, Recording Secretary