

May 19, 2003

Chair Bauer Called a meeting of the Zoning Commission to order at 7:05 p.m.

Present: Chair Bauer, Zoning Commission Members, Dudler, Heitman, Richard, Witala; Attorney Ballard, Clerk, Musser.

Others Present: David Wood, Stan Laverman, Dell Richard, Louise From, Jeff Hendrickson, Paul Moore, Bob Miller.

Minutes of the May 12, 2003 meeting were presented for approval.

MOTION by Richard, second by Dudler, to approve the minutes of this meeting as amended.

Carried

Attorney Ballard then outlined the purpose of the meeting, which was to consider proposed amendments to the University Heights Zoning Ordinance to create a Planned Unit Development (PUD) specific to the University Athletic Club Subdivision.

The concerns of the Commission were summarized by the Chair as follows.

1. The "lift station" located on the property. The particular concern is who is to be responsible for ongoing maintenance of this lift station. Hendrickson believes from his discussion with the current owners, that the University Athletic Club is willing to be responsible for at least 50% of the future maintenance, shared with the lot owners in the subdivision. The Commission wants to be clear that the City has no future responsibility for this lift station.
2. The proposal (B3) that no property be allowed to be rented in the PUD was felt to be too restrictive by the Commission. It was agreed that the PUD should read the same as the City zoning ordinance regarding rentals and occupancy.
3. There were more concerns regarding snow removal. Ballard was able to contact Steve Smith to question him about snow removal in the PUD. Smith stated that he would approach snow removal no differently than he does on other City streets, and that snow placed on driveways and sidewalks would be the responsibility of the property owners, as is the current practice.

Mr. Bob Miller of 324 Koser Ave. was present to express his concern about allowing anything other than single family dwellings in University Heights. He felt that the present policy has worked well for many years and should continue. Attorney Ballard and the Commission, explained that the Zoning Commission and City Council would have considerable input in to the appearance of the area in question under the PUD concept, but not under the present zoning.

Attorney Ballard told the Commission of a discussion he Chairman Bauer had with Bernard Mauch of the Athletic Club regarding future plans for that property. They are still working on the concept of multi-story condominiums, but are now finding height restrictions imposed by the FAA. No application regarding this possible development has been submitted to the City.

There was discussion, initiated by Dell Richard, about the status of the area in the event the Hendrickson plan did not go forward. This was regarded as possible, but could be addressed by further zoning changes if necessary.

MOTION by Witala, second by Heitman, to approve sending the "Proposed Amendments of the University Heights Zoning Ordinance" and the "Proposed Findings and Recommendations to the University Heights City Council", as presented by Attorney Ballard and amended by the Zoning Commission, to the University Heights City Council for further consideration. Carried

Having no further business to conduct, the University Heights Zoning Commission adjourned at 8:40 p.m.

Attest _____
Jerry B. Musser, Clerk

Approved _____
Chair, Zoning Commission