

November 18, 2004

ZONING COMMISSION MEETING

Proceedings of the University Heights Zoning Commission, subject to approval by the Commission at a subsequent meeting

Zoning Commission Chair, Pat Bauer called the meeting to order at 7:00 p.m.

**PRESENT:** Chairperson Bauer, Commissioners Andrew Dudler, Wally Heitman, Mary Richard, Karl Robertson. City staff, Attorney Ballard and Clerk Musser. Jim Angstman and Daryl High, representing Regency Homes. John Roffman, Dell Richard, Chris Luzzie and Robert Holschuh Simmons.

Pat Bauer welcomed Karl Robertson to the Zoning Commission and offered his thanks to Sulo Wiitala for his years of service to the City on this Commission.

**MOTION** by Dudler, seconded by Heitman, to approve the minutes of the January 26, 2004 Zoning Commission meeting as distributed and forwarded to the Commissioners by e-mail. Carried

The Chair then introduced Daryl High of Regency Homes to present their plan for changes to the property known as Grandview Court Apartments. Their plan involves renovation of all existing units, landscaping improvements on the entire tract, addition of one unit to each existing building and construction of a 36 unit building of two bedroom apartments. Mr. High fielded several questions from the Commission.

Attorney Ballard outlined the options the Commission had in dealing with the plan of Regency Homes.

**MOTION** by Richard, to make no changes in the existing zoning ordinance or PUD. This motion did not receive further support and was withdrawn.

**MOTION** by Heitman, seconded by Robertson, for the Zoning Commission to meet again in about 60 days to receive further information from Regency Homes addressing the concerns of the Commission. Carried

The Commission agreed on another meeting for January 10, 2005 at 7:00 p.m.

The concerns the Commission wishes to be addressed are:

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| Landscaping and vehicle screening.    | Greenspace requirements.          |
| Emergency vehicle access to the area. | ADA requirements.                 |
| Density of the area.                  | Drainage                          |
| Traffic study.                        | Number and size of parking areas. |

**MOTION** by Heitman, seconded by Dudler, to adjourn. Meeting adjourned at 9:15 p.m.

Attest \_\_\_\_\_  
Jerry B. Musser, City Clerk

Approved \_\_\_\_\_  
Patrick B. Bauer, Chair  
Zoning Commission.