

Greenwood City Council and Planning Commission Joint Worksession
Wednesday, May 16, 2012
8:00 P.M.

1. Call to Order/Roll Call/Approval Agenda

Mayor Kind called the meeting to order at 8:25 pm.

Council members present: Deb Kind, Bill Cook, Tom Fletcher, Bob Quam and Rob Roy

Planning Commission members present: Lake Bechtell, Kristi Conrad, Pat Lucking, David Paeper and Douglas Reeder

Council members absent: None

Planning Commission members absent: None

Others present: City Attorney Kelly, City Clerk/Zoning Administrator Karpas

2. Introductions

Each person introduced themselves to the group.

3. Open Discussion

The group discussed a number of issues of interest.

A. Discussion on proposed Ordinance 233

Zoning Coordinator Karpas summarized the discussion held at the Planning Commission regarding Ordinance 233, noting they recommended the Council adopt the ordinance as presented. The Commission was supportive of language that would permit the Council to take action on a request without Planning Commission action in the absence of a quorum. They felt this was better language than the previous ordinance which would essentially disband the Planning Commission after a period of lack of membership. Mayor Kind explained this ordinance would supplement that language and the intent was never to disband the Planning Commission. The language discussing disbandment of the Planning Commission was taken from State Statute and not developed by the Council. The Council will consider the first reading of the ordinance at their June 4th meeting.

B. Appendix D of Fire Code

Zoning Coordinator Karpas said the Planning Commission held a public hearing and approved a request for a variance to exceed the maximum permitted impervious surface area at 5140 St. Alban's Bay Road. The variance was necessary to comply with the requirements contained in Appendix D of the Fire Code which states the home either needs to have a fire suppression system or fire access road with a minimum width of twenty feet. The applicant had an approved building permit that complied with the city's zoning requirements, but prior to the issuance of a building permit, the Excelsior Fire District informed them they were not in compliance with the fire code. Appendix D was discussed before the Council and there was no action taken. The property owners met with Chief Gerber and came up with a compromise on the fire access road, which still required a variance of the impervious surface area.

Commissioner Paeper and Councilmember Cook both expressed concern about using the variance process as a means to circumvent a provision of the fire code the city may not like. Cook said he would rather remove Appendix D than set a precedence of issuing variances. Paeper felt the applicant could amend the plan, regardless of Appendix D, to comply with the ordinance.

After more discussion it was decided the Council would consider a Resolution rescinding Appendix D.

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C. Discussion on Proposed Grading Ordinance

The group discussed the proposal to amend the ordinance as it pertained to grading. Zoning Administrator Karpas felt the current standard of a maximum one foot alteration was too restrictive and the city should consider amending the regulations to allow for more flexibility.

Planning Commission Chair Lucking expressed concern about the current enforcement of the ordinance as its written and feels if the amount of alteration is increased, the impact on adjoining properties would be magnified.

The group discussed proposed language changes, agreeing to increase the standard from 1 foot in a 100 sq. ft. area to 1-3 feet in a 300 sq. ft. area, remove an exception for grade alteration around the foundation, and allowing the only exception to be for engineer approved drainage. All other excess alterations would require a variance.

4. Adjournment

Quam moved to adjourn. Second by Roy. The meeting was adjourned at 9:36.

Respectfully submitted
Gus Karpas
City Clerk