

**GREENWOOD PLANNING COMMISSION
WORKSESSION
WEDNESDAY, FEBRUARY 25, 2008
7:00 P.M.**

1. CALL TO ORDER/ROLL CALL

Chairman Lucking called the meeting to order at 7:00 p.m.

Members Present: Chairman Lucking and Commission members John Beal, Tom Fletcher, Todd Palmberg and Mark Spiers

Absent: Commissioners David Paeper and H. Kelsey Page, City Attorney Mark Kelly and Council Liaison Jeff Sagal

Others Present: Zoning Coordinator Gus Karpas.

Due to the absence of Commissioners Paeper and Page, Commissioners Fletcher and Palmberg will be voting members of the Commission.

2. UNFINISHED BUSINESS

A – Massing Ordinance

Chairman Lucking opened the discussion with the concept of creating a volume measurement that would exclude the need to calculate the foundation and roof areas. He believes if the measurement concentrated on a “plate to plate” measurement it would be simplified. He said the city’s height measurement would control the visual mass outside that measurement.

Commissioner Beal disagreed with the described process and presented the model he explained at the February 20th meeting, which had been modified to include the grade around the structure. He said as he proposes the measurement, a property owner who may be over their allowed volume may lower the height of their exposed foundation to come into compliance. He said by excluding the foundation in the measurement, you remove any incentive to lower the structure.

Commissioner Fletcher said that he and Commissioner Beal conducted some measurements to test the concept. He noted that the house with the highest volume to lot area ratio was a house on Meadville Street without a basement. Even higher than the infamous Highview Place home. He said if the basement area were to be excluded, those numbers would go lower allowing for more massive structures above the top plate of the foundation.

Chairman Lucking asked how numbers limiting volume would be selected. Commissioner Beal said much like the previous formula, by selecting homes viewed as objectionable and establishing a curve.

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Commissioner Spiers explained the concept of the virtual box as a starting point. If the virtual box is created over a proposed structure, and its volume is in compliance with the allowable percentage/ratio, the property owner would not need to provide a more detailed calculation. If it were over, the property owner would only need to remove those areas that are physical existing until such time their number is met.

Chairman Lucking said he now understands the concept and agrees it is easier. He asked if the allowable number would be based on a ratio or square footage measurement. Commissioner Fletcher said an area to lot area ratio was used in the examples, but the Council needs to determine how they would like to see the measurement done.

The Commission discussed the need to apply the concept to further examples and named a couple of properties they would like to see calculated. They intend to add these properties to the examples selected by the Council.

Commissioner Spiers discussed a document he distributed to the Commission outlining the keep it simple stupid (KISS) assumptions of the Planning Commission as he saw them. The Commission was in general agreement with the assumptions with minor alterations. Spiers said he would make the edits and distribute it to the Commissioners.

Commissioners Beal and Fletcher offered to create some draft language for the Commissions review.

B – Planning Commission Liaison

Commissioner Fletcher will serve as Planning Commission Liaison at the March 5th City Council meeting.

3. ADJOURN

Motion by Commissioner Beal to adjourn the meeting. Commissioner Palmberg seconded the motion. The meeting was adjourned at 8:30 p.m.

Respectively Submitted
Gus Karpas - Zoning Coordinator