



**City of Newport
Planning Commission Minutes
September 13, 2012**

1. CALL TO ORDER

Vice Chairperson Lund called the meeting to order at 7:00 P.M.

2. ROLL CALL -

Commissioners present –Dan Lund, Janice Anderson, Katy McElwee-Stevens, Matt Prestegaard

Commissioners absent – Susan Lindoo,

Also present – Brian Anderson, City Administrator; Tom Ingemann, Council Liaison; Sherri Buss, TKDA Planner

3. APPROVAL OF PLANNING COMMISSION MINUTES

A. Planning Commission Minutes of July 12, 2012

Dan Lund – I had one minor comment, on page 2 I say “So what you’re saying is it sets a dangerous precedence?” and I believe it should be “precedent.”

Motion by Prestegaard, seconded by Anderson, to approve the July 12, 2012 minutes as amended. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

4. APPOINTMENTS WITH COMMISSION

A. Discussion Regarding the B-2 Zoning District

Sherri Buss, TKDA Planner, presented on this item as outlined in the September 13, 2012 Planning Commission Packet. The key questions for the discussion are as follows:

- The area now zoned MX-3 and the area to the east were previously one large B-2 District that straddled Highway 61. We have changed the area west of Highway 61 to MX-3. What is the appropriate zoning classification for the remaining area zoned B-2 to the east of the MX-3 District? Is B-2 the appropriate zoning classification for this area?
- We no longer have any area zoned B-1 in the City. Do we need the B-1 zoning classification in Newport? Are there areas that should be zoned for Business uses only now and for the long-term? If yes, how should we logically name the district(s)?

The Planning Commission discussed the current uses in the north B-2 District. Currently, there is a variety of uses in this district such as residential, auto body, manufacturing, and commercial uses. The residential uses are currently nonconforming as they are not allowed in the B-2 District. The Planning Commission would like to revise this district so that the residential uses are allowed. One idea that the Planning Commission had was to rezone the area south of Ford Road into MX-1. If this was done, two businesses, Fritz Candy and Johnson Auto Body, would be made nonconforming. The Planning Commission agreed that rezoning this area to MX-1 would not work because they do not want to make businesses nonconforming. Instead, they would like to make a transition district that allows for a variety of broad uses including residential, manufacturing, auto body, and commercial. The Planning Commission discussed changing the northern B-2 District to an MX-4 Transitional Mixed-Use District. The Planning Commission also decided to rezone the area in the B-2 District that is west of Highway 61 to MX-3.

The Planner will provide some options for the Planning Commission to discuss at the November 8, 2012 meeting.

The Planning Commission also discussed the south B-2 District. The Planning Commission decided that this area should be kept as a business-only district. They discussed renaming the southern B-2 District Business Park, BP District.

5. COMMISSION AND STAFF REPORTS

Admin. Anderson – There will be a public hearing at the next Planning Commission hearing to discuss and hopefully approve a Conditional Use Permit and Major Subdivision for the Transit Station.

Dan Lund – Do we have any input on the design of the building?

Ms. Buss – Yes

Dan Lund – That awning looked peculiar to me is all.

Admin. Anderson – They made the awning one level and brought the building up to the awning to make it flow better.

Ms. Buss – You do have input on that. They're bringing in the station design and site design so you can comment on it.

Admin. Anderson – That will be built next year. There has been some update on the property behind City Hall. The City received a grant to conduct an investigation of the properties and we've started that. We're hoping to get the report done by the end of September.

Janice Anderson – Is the City involved in any new businesses that move in to town?

Admin. Anderson – I talk to them quite a bit. I heard NAPA and Advanced Sportswear are doing pretty well with their new locations. We did send another letter to the BP station to get their tanks removed. We're also working with the owner of the former A & W. In regards to the old Veolia site, it doesn't look like they're operating out of there anymore. I don't think it's been on the market yet. The HRA is in the process of establishing the TIF District for the Red Rock Gateway Area.

6. NEW BUSINESS

No new business

7. ANNOUNCEMENTS

A. Upcoming Meetings and Events:

- | | | |
|-------------------------------------|--------------------|-----------|
| 1. City Council Meeting | September 20, 2012 | 5:30 p.m. |
| 2. Parks Board Meeting | September 27, 2012 | 7:00 p.m. |
| 3. Fun Walk in Bailey School Forest | September 29, 2012 | 9:00 a.m. |
| 4. City Council Meeting | October 4, 2012 | 5:30 p.m. |
| 5. Planning Commission Meeting | October 11, 2012 | 7:00 p.m. |

8. ADJOURNMENT

Motion by Anderson, seconded by Prestegaard, to adjourn the Planning Commission Meeting at 8:22 P.M. With 4 Ayes, 0 Nays, 1 Absent, the motion carried.

Signed: _____
Susan Lindoo, Chairperson

Respectfully submitted,

Renee Helm
Executive Analyst