

CALL TO ORDER:

Chairman Smith called the meeting to order at 7:00 p.m. Commissioner Sullivan led the Pledge of Allegiance.

ROLL CALL

Members Present: Cook, Leeming, Less (arrived at 7:06 pm), McClean, Smith, Sullivan and Ware (arrived at 7:05 pm)

Members Excused: None

STAFF:

City Administrator Daniel Coss, City Clerk-Treasurer Lisa Grysen, and City Attorney Brian Goodenough

AUDIENCE:

None

APPROVE AGENDA:

Motion by Commissioner Leeming, seconded by Commissioner Less and carried by unanimous vote of the Planning Commission that **the Planning Commission's agenda for June 30, 2016 be approved as presented. MOTION CARRIED.**

APPROVAL OF MINUTES:

Motion by Commissioner Sullivan, seconded by Commissioner Leeming and carried by unanimous vote of the Planning Commission that **the minutes of the May 26, 2016 Regular Planning Commission Meeting be approved as presented. MOTION CARRIED.**

PUBLIC COMMENTS:

None

OLD BUSINESS:

None

NEW BUSINESS

1. Review Request for Second Drive Access at 517 Cedarwood Street.:

Planning Commission Members were provided with an application submitted by John Montani for a second drive access to an accessory structure located in the rear yard. Mr. Montani has submitted an offer to purchase the home with the contingency that a second drive access be permitted by the City of DeWitt. The zoning ordinance requires Planning Commission approval for properties in all zoning districts that request an increase in parking areas by more than 20% of the minimum requirements. Single Family Residential homes require a minimum of 2 parking spots per dwelling per Table XIV-01 page CD78:100.

In addition, Planning Commission members were given an aerial photo of the property showing the location of the accessory structure and the proposed location of the second driveway.

The subject property is zoned R-2 Medium Density Residential and is approximately 140 x 237 (.758 acres) with a 24' x 40' accessory structure that was built in 1988. Mr. Montani is requesting a second access point to make the accessory structure more usable for his needs. The proposed drive will be approximately 154-feet long by 12-feet wide. Currently, accessibility is limited to dry months in the summer and fall, with limited access during the spring and winter months.

The driveway will have appropriate separation from the nearby drives, have limited impact on storm water runoff, will not exceed the maximum lot coverage (25% or 8,295 square feet), with total lot coverage including the proposed driveway to be approximately 6,295 square feet, and will eliminate the need to drive vehicles across the turf areas of the yard.

Motion by Commissioner Leeming, seconded by Commissioner Sullivan and carried by unanimous vote of the Planning Commission **to authorize a second drive access for 517 Cedarwood Street per Chapter 78 Article XIV Section 78-375 (6) to serve the existing 24 x 40 accessory structure located in the rear yard.**

2. Review Proposed Amendments to the Sign Ordinance:

Planning Commission Members were provided with a revised draft sign ordinance amendments with the comments received at the May 26 regular meeting implemented.

These amendments address the Temporary Signs and does not include a full amendment of the entire Sign Ordinance Section. Temporary signs include, but are not limited to; garage sale signs, real estate signs, political signs, grand opening signs, etc....

The remaining portions of the Sign Ordinance will continued to be looked at with additional recommendations coming before the Planning Commission in future meetings.

Motion by Commissioner Leeming, seconded by Commissioner Sullivan and failed by roll-call vote of the Planning Commission **to allow placement of temporary signs not less than two (2) feet from the edge of the pavement.**

Roll Call:

Cook	No	McClellan	No
Less	No	Leeming	Yes
Smith	No	Sullivan	Yes
Ware	No		

Motion by Commissioner Cook, seconded by Commissioner McClean and carried by unanimous vote of the Planning Commission **to allow placement of temporary signs not less than four (4) feet from the edge of the pavement.**

Motion by Commissioner Ware, seconded by Commissioner Less and carried by roll-call vote of the Planning Commission Recommend approval to the DeWitt City Council of the Sign Ordinance Amendments as presented.

Roll Call:

Cook	Yes	McClean	Yes
Less	Yes	Leeming	No
Smith	Yes	Sullivan	No
Ware	Yes		

PLANNING COMMISSION MEMBER COMMENTS:

City Administrator, Daniel Coss reported that the road projects have started on Logan and Schavey Road.

ADJOURNMENT:

Motion by Commissioner Sullivan, seconded by Commissioner Less and carried by unanimous vote of the Planning Commission that **this meeting be adjourned at 8:37 p.m.**

Respectfully submitted,

Lisa M. Grysen,
Recording Secretary