

ZONING, PLANNING & ORDINANCE COMMITTEE MEETING MINUTES
JULY 31, 2007 – 7:00 p.m.

Chairman Hay called the public hearing to order at 7:00 p.m. Committee members present: Aldermen Hay, Logan, and Szczap. Alderman Leyden was absent. Also present were Mayor Nolan, Administrator Nelson, City Clerk Wells and Alderman Ulmer.

Petitions for Variation/City-Wide Overnight Parking Ban

Carrie Hayden – 103½ E. Sumner St.

Carrie Hayden addressed the Committee to request a temporary variation to allow on-street parking for two vehicles on Johnson St. from August 1 – August 31, 2007, due to limited income and plans to move from the Sumner St. address on September 1, 2007. Carrie expressed safety concerns for walking on Ayer St. from the City lots to her apartment. Moved by Logan, seconded by Szczap to grant a temporary 30-day variation for on-street parking on Johnson St. for two vehicles until August 31, 2007. All ayes. Motion approved four to zero.

Doug Frenk – 200 E. Brainard St.

Doug Frenk addressed the Committee to request a variation to allow on-street parking on Johnson St. for his tenants at 200 E. Brainard St. through a permit process at no charge to the tenant. The property is a four-unit apartment building with a private parking lot big enough for four cars. Currently there is sufficient space in the private parking lot as only two of the apartments are rented, but additional tenants could create a need for more parking. Administrator Nelson noted that expansion of the parking area would not meet the new code. The Committee discussed requiring the tenants to use one of the City Parking Lots if extra parking is needed or amending Chapter 15 to create permit parking on Johnson St. at the same rate as the City parking lots. Moved by Logan, seconded by Hay to deny the petition. All ayes. Motion approved three to zero.

Moved by Logan, seconded by Hay to recommend to the City Council to amend Chapter 15 to allow permit parking on the east side of Johnson Street, from North Division to West Brainard St. at the same rate as the City parking lots. All ayes. Motion approved three to zero. Mayor Nolan noted that during the winter, cars can be left there during a snow emergency, but will be plowed in. As the Public Works Department has time, if the cars are out, the area will be cleaned out.

Bob & Marie Iftner – 602 W. Burbank St.

The petitioners were not present but have submitted a petition for a variation to allow on-street parking for one vehicle. The property is currently a legal con-conforming duplex with a one car garage and driveway that is 10' wide. There is no room in the side yards to expand the driveway. The current driveway could be expanded by 6' but would require the removal of nice trees and landscaping. Moved by Logan, seconded by Hay to grant a variation to allow on-street parking for one vehicle at 602 W. Burbank St. All ayes. Motion approved three to zero.

Candido & Oralia Navarro – 504 Fourth St.

The petitioners were not present but have submitted a petition for a variation to allow on-street parking for one vehicle. The property is currently a legal non-conforming single family home with no garage or driveway. There is no room in the side yards to expand the driveway. The petitioner states that one car could be parked on their property but would require the use of the front yard. Efforts to work with the neighboring property for an easement to share a driveway have been unsuccessful. Moved by Logan, seconded by Szczap to grant a variation to allow on-street parking for two vehicles at 503 Fourth St. All ayes. Motion approved three to zero.

Angelo DiGiacomo – 73 N. Ayer St.

The petitioner was not present but has submitted a petition for a variation to allow on-street parking for his tenant to park along Highway 14 behind the building where he has been parking. There are two apartment units in the upstairs of the building; the owner of the building currently provides two off street parking spaces for the tenants. The Committee discussed amending Chapter 15 to create permit parking for the four parking stalls along Highway 14 behind the building at the same rate as the City parking lots. Moved by Logan, seconded by Szczap to deny the petition. All ayes. Motion approved three to zero.

Moved by Logan, seconded by Hay to recommend to the City Council to amend Chapter 15 to allow for permit parking along Highway 14 in the four existing parking stalls behind the building to be used specifically by Angelo's and Dr. Patterson's tenants. Alderman Ulmer suggested that a sign be posted for permit parking only in those areas where exceptions are being made. The Committee further discussed whether or not to put permit only parking signs in those areas where variations are being granted; the general consensus was not to put up permit only parking signs. All ayes. Motion approved three to zero.

Dorothy Roewer – 301 N. Page St.

The petitioner was not present but has submitted a petition for a variation to allow on-street parking for the tenants to park additional vehicles along Brainard St. The subject property is a single family rental located at the corner of Page/Brainard St. The owners made arrangements with the City for tree bank parking improvements for two vehicles on Page St. There is a current driveway cut in the back yard which might be possible to expand. There is a city parking lot one block away from the property. Moved by Logan, seconded by Hay to deny the petition. All ayes. Motion approved three to zero.

Review Chapter 20 Reference Building Permit Fees

Clerk Wells reviewed the proposed amendments to Chapter 20, amending the building fees by 3% pursuant to the recommendations made by the City Council from the Financial Workshop. Andy has updated all the tables into an Excel spreadsheet with a link into the codebook for automatic updates; in the future just the formulas will have to be plugged in. Alderman Logan suggested that the number of decimal places in the tables be extended so as to show minor increases which isn't always reflected with two decimal places. Moved by Logan, seconded Szczap to recommend to the City Council approval of Clerk Wells recommendation for the proposed amendments to Chapter 20. All ayes. Motion approved three to zero.

At 7:45 p.m., moved by Logan, seconded by Hay to adjourn the hearing. All ayes. Motion carried.

Submitted by:
Chairman Tom Hay