



Hollie Berry
Mayor

Martin Granum
City Manager

MUNICIPAL PLANNING COMMISSION

MINUTES

June 15, 2023

6:00 pm

Red Bank Court Room

3117 Dayton Boulevard

I. CALL TO ORDER

Commissioner Browder called the meeting to order at 6:00 PM

II. ROLL CALL – Secretary

☐ Commissioner Browder

☐ Commissioner Millard

☐ Commissioner Kelly

☐ Commissioner Skonberg

☐ Commissioner Luther

III. INVOCATION

Commissioner Millard gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Commissioner Browder led the Pledge of Allegiance.

V. CONSIDERATION OF THE MINUTES

Commissioner Browder asked for any corrections to the minutes from May 18, 2023.

Commissioner Skonberg motioned to approve the minutes from May 18, 2023.
Commissioner Kelly seconded the motion. The motion carried with a unanimous vote.

VI. NEW BUSINESS

- 1. Request to rezone 4006 and 4010 Oakland Avenue from R-1 Residential to R-T/Z Residential Townhome/Zero Lot Line**

The applicant, Lee Hyden and partner Kyle Johnson, presented their plan to build 3 townhomes, as the best use of land to add value to Red Bank area given the nearby amenities, quality construction, green areas, with landscaping and maintenance provided by owners. Commissioner Browder – asked if these were attached townhomes, if the residents back out onto Oakland and clarified there is no access from Norwood.

Hyden – Confirmed they were attached townhomes, they do not have access from Norwood, and the price point is 2200/month.

Commissioner Browder – asked if the applicant considered 2 units?

Hyden – stated that it would be tough economically to build only two of the type they are planning to. Three is more efficient on the lot and they fit better.

Johnson – Construction from start to finish is straightforward in 12 months

Commissioner Browder – A site plan was not submitted, may be considered incomplete without one.

Chad Reese SETD – Recommendation was approval subject to conditions, but we did not officially receive the site plan; frontage width is 24' not 35' (page 10), this will be 3 TH on single lot, patios shown on the back must be uncovered to qualify, front porch encroaches 3', which is allowed; proposed use is significantly more dense than surrounding area. Being adjacent to the CBD it could be seen as a transitional use; spot zoning technically but that has been habitual specifically for R-TZ; 2 parcels must be combined in order to build on property line; rear access to Norwood is not proposed; single family attached is a 24' setback, this would require the landscaping clause; Recommendation is to table due to the lack of official site plan.

Commissioner Browder – Public hearing opened

Erin Edens 4009 Norwood Ave – Current resident of one of the applicants projects. Quality construction, green space, was promised, I purchased my home—my property has not been maintained. Height of lawn is unacceptable, invasive species, 6000 dollars worth of repairs due to rat damage; I do not believe Elwood will maintain; outlets not working, plumbing redone, construction issues; RTZ property would be the first single family attached; small apartment on Trenton, due to this increased traffic is problematic, Access seems to be abated by Oakland driveways; .33 acres and three town homes would create tight quarters and not be an appropriate use of lot; steep pitch down to Oakland terrace would require grading; entries on Oakland also have steep entry, fill dirt, earth compacter; scope of work necessary does not make an appropriate use of zoning

Vivian Fernandez 4018 Oakland Terrace – Neighborhood has seen traffic has increased, something on Dayton creates a detour on our street, and traffic will worsen

Yvonne Clark 10 Trenton Street – 4 Trenton was rezoned and that was a disaster, they cut down every tree, and now vacant eye sore; TH are not appropriate; I like green space; I like our little community; Our green space is like postage stamps.

Commissioner Kelly – is there a public hearing with the tabling.

Staff – there will be another hearing if deferred.

Staff – state statute on time limits requires action at the next meeting, 60-day window starts when application is submitted complete.

Commissioner Kelly motioned to defer for time to review the site plan as application was incomplete.

Commissioner Skonberg seconded the motion.

2. Request to rezone 210 Lullwater Rd. from L-1 Light Manufacturing to R-T/Z Residential Townhome/Zero Lot Line for Single Family Detached Residential

Applicant Steve Picket – purchased lot, intended to tie with Jason Craven’s property, but community feedback made that tie together with trails and green spaces not viable; asking for proposed zoning to build 4 detached homes like detached 22’ wide homes on Berkely avenue; proposing turnaround driveways off Lullwater; will consider all access off Lullwater; R-1 Lots would come off of Lynda; Having to run water for fire for R-1 would be expensive hence the 4 homes

Reese – other lots on Lynda have been approved as R-TZ and subject to slope ordinance; Slope is 30-40%; Lynda is ___%; elevation change is 62’; density would increase to 8 units per acre; practice in Red Bank is to spot zone, but it is currently spot zoned; recommendation is for R-1; second is for ; plat was submitted without site plan; density will be twice that of Duncan Hills; considering R-TZ would need single family requirements for steep slopes; Strawberry lane was approved with conditions.

Commissioner Browder – Lynda is very narrow, doesn’t seem appropriate for that density.

Jason Craven Watchtower Investments at 201 Lullwater – building on Lynda is not good; the plat matches what the planning commission has approved prior at Strawberry—it is congruent; there is an option for congruency because you are zoning R-TZ on either side of these lots; fire hydrant on strawberry lane; it is easier to build at the top of the hill with R-1; Supporting R-TZ as similar character with other developments.

Commissioner Millard motioned to deny the plat and defer rezoning to the next meeting

Commissioner Kelly seconded the motion.

3. Hixson/Swope Property Acquisition update

L. Johnson – Deputy Director Johnson presented to the Planning Commission a presentation regarding the City’s due diligence process for potential property acquisition of the Hixson and Swope parcels. Included in the presentation were background details regarding Commission’s

Ten-Minute Walk to a Park initiative from FY23 and how the two parcels came to light for potential acquisition. Deputy Director Johnson also presented the information packet previously submitted to Commission to include environmental reviews, site features, schematic design layouts for future use and each parcels restricted appraisal values. It was further advised the property owners would be submitting offers of sale agreements for the Commission's consideration. The Planning Commission was concurrent in their support and recommendation to City Commission for continued efforts in the acquisition process.

4. Additional Updates from staff
5. Any properly presented new business

VII. UNFINISHED BUSINESS

1. Amend R-4 Special Zone to include select commercial uses as uses by Special Exceptions Permit

Commissioner Browder – This has been on the agenda before, and we are finalizing the edits made by Ashley on permitted uses. There is one parcel that needs a special exceptions zone—across the highway on Morrison Springs Road, and that is the purpose of this ordinance.

Commissioner Skonberg motioned to approve

Commissioner Kelly seconded the motion.

The motion carried

2. Any properly presented unfinished business

Commissioner Skonberg motioned to include the native plants ordinance as an agenda item

Commissioner Millard seconded the motion.

Commissioner Browder opened the public hearing

Jason Craven stated that more options for landscaping is good

Commissioner Kelly motioned to approve ordinance and recommend to city commission

Commissioner Millard seconded the motion

The motion carried

VIII. OTHER BUSINESS

IX. ADJOURNMENT

Commissioner Kelly motioned to adjourn. Commissioner Skonberg seconded the motion. All voted in favor. The meeting adjourned at 7:45 PM.

A handwritten signature in blue ink, reading "Rebecca Browder". The signature is written in a cursive style with a large, stylized "B".

Chairman