

MEETING RECORD

NAME OF GROUP:

MEECOMMISSIONMROUP:ANDROUP:

GROUP

SPECIAL PERMIT NO. 05050, _____
HUNTERS POINTE TOWNHOMES COMMUNITY UNIT PLAN,
ON PROPERTY GENERALLY LOCATED
AT N. 20TH STREET AND BENTON STREET.
CONT'D PUBLIC HEARING BEFORE PLANNING COMMISSION: December 21, 2005

Members present: Esseks, Larson, Sunderman, Strand, Taylor and Carlson; Carroll declaring a conflict of interest; Pearson and Krieser absent.

Staff recommendation: Conditional approval.

Ex Parte Communications: None.

Meeting Minutes

originally a 25' area from his property preserved for landscaping. There are some trees on

Esseks moved to amend to retain the connection of Thomasville Avenue to North 18th Street (#2.1.1.15), seconded by Taylor.

Strand stated that she will not support the amendment. She would support it, however, if it were changed to say they do not have to connect Thomasville off

Taylor stated that he also received a phone call from Laura Bell.

Esseks inquired whether the staff had found any information about how ~~decision~~ ~~made~~ made by businesses ~~coming~~ or deciding to stay here might be affected or have n affected by pedestrian standards and also landscape standards. Tom Cajka of ning staff advised ~~that~~ ~~he~~ ~~did~~ ~~some~~ ~~research~~ ~~in~~ ~~the~~ ~~past~~ ~~few~~ ~~years~~ ~~in~~ ~~the~~ ~~cities~~ and communities. There a a lot of publications that talk about landscaping and screening and economic developme and he submitted some citations of different references. Most of the research sD 0s tha landscape and screening enhances commercial and residential property. There have bee studies ~~that~~ ~~have~~ ~~sD~~ ~~0n~~ ~~that~~ ~~nice~~ ~~landscaping~~ ~~increases~~ ~~the~~ ~~resale~~ ~~value~~ ~~of~~ ~~both~~ industrial/commercial

Meeting Minutes

Staff questions

Taylor inquired about trees damaging concrete. What are we doing and what kind of trees are we planting so that the investments of the businesses are protected while achieving our ~~goal~~ increasing screening? Cajka advised that there is are -0638sed that there is what

stated that if they did not change their parking lot or building coverage, these amendments would not have caused any changes.

In terms of trees, Esseks believes the issue is having them ~~is~~ having is

Krout believes the proposed amendments are reasonable changes and that they help address some of the concerns of the people he met with last week.

Meeting Minutes

Larson stated that he will vote against this text amendment because he thinks there is a problem with parking lots. There has already been a lot of compromise on parking lots. He believes there might be an opportunity to come

MISCELLANEOUS NO. 05007

ACTION BY PLANNING COMMISSION:

December 21, 2005