

CITY OF GAINESVILLE
PLANNING AND ZONING COMMISSION

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2:00 p.m.

March 8, 1989

Members Present: Van Knight, Don Hawkins, Chris Kaden, Luann Shortnacy, John Schmitz and Allen Fleitman(2:23 p.m.)

Members Absent: Russell Duncan.

Staff Present: Gene Cravens, Pat Payne, and Gilbert Villa.

Visitors Present: Shirley Lusk (LWU).

The meeting was called to order by Chairman Van Knight at 2:09 p.m.

The second item on the agenda was consideration of and approval of the minutes from the February 8, 1989 meeting. A motion was made by Chris Kaden and seconded by Don Hawkins to approve the minutes as presented. Motion carried by the following votes: Ayes: Knight, Hawkins, Fleitman, Shortnacy, Schmitz and Kaden. Nays: None. Absent: Duncan.

The third item on the agenda was a public hearing and recommendation on a proposed amendment to the Site Plan Ordinance, No. 309-11-86, establishing site plan procedures for the I-35 Corridor Overlay Zone and the Single Family Four Residential zones (2). Mr. Knight asked Mr. Cravens to present any comments he might have concerning the matter. Mr. Cravens said the site plan review for the I-35 Corridor will be done by the Development Review Committee with approval by the Planning and Zoning Commission; SF-4 will be approved by the Building Inspector. Mr. Knight asked if any changes had been made to the ordinance since the meeting of February 8 and the discussion and considerations given to it at that time; he was told there had not. Mr. Knight asked for discussion; there was none. A motion was made by Don Hawkins and seconded by Chris Kaden to recommend approval to the City Council of the amendment to the Site Plan Ordinance for site plan procedures for the I-35 Corridor and the SF-4 Residential zones. Motion carried by the following votes: Ayes: Shortnacy, Kaden, Knight, Schmitz, and Hawkins. Nays: None. Absences: Fleitman and Duncan.

The fourth item on the agenda was discussion of the Master Plan update (ref: Target 2000). Mr. Cravens explained that he had tried to identify the items which had already been accomplished from the priorities which had been set up in 1987 and the items that were being worked on at the present time. He therefore came to a conclusion that the Planning and Zoning Commission should make a decision as to what

items should be considered next for the Master Plan update. He then passed out some old copies of the 1974 Master Plan by Marvin Springer. He explained that that plan was implemented in the days when Federal money was more plentiful, with priorities being different that they are now. He also said he felt that we need community input, as was suggested in the meeting of February 8, by setting up a Comprehensive Planning Committee. He also said he felt it would be proper to make a recommendation to the Council and let them make the final decision for selecting the members. A community survey should be done, he explained, with staff beginning the process. After some discussion, Mr. Cravens suggested this matter be put on the next City Council agenda for consideration, with recommendation by the Planning and Zoning Commission that a committee be formed to pursue the update. Mrs. Shortnacy suggested that a workshop be held for both Council and P & Z members to discuss the matter. Mr. Cravens said he would discuss it with Mr. Drescher. Mr. Knight suggested that the area of I-35 between California Street and Highway 82 be considered and promoted for the development and procuring of new business and services.

The P & Z members agreed to set up a workshop with the Council members, possibly on a Tuesday before a Council meeting. Mr. Cravens said he would inquire as to a proper time.

The fifth item on the agenda was discussion on a proposed ordinance regulating recyclable material within the City. Mr. Cravens asked if anyone had comments or questions. Mr. Fleitman asked about the temporary recycling units and what constitutes "temporary" and/or "mobile". Discussion ensued as to the Goodwill boxes and if they should be regulated under recycling units. Mr. Cravens said he wasn't sure if that could be addressed in the proposed ordinance as "recyclable materials", but he said he would look into it.

Discussion evolved around what are "mobile" recycling units, and time limits for them was discussed also. Mr. Cravens said "mobile" is defined as an automobile, truck, trailer, or van licensed by the Department of Motor Vehicles and used for the collection of recyclable materials. It also includes bins, boxes and containers transported by trucks, vans and trailers. He suggested that, additionally, a specific time period can be added to that.

Mrs. Shortnacy asked if anyone could get a permit to place a mobile unit for the collection of recyclable materials where they want to. Mr. Cravens told her it would have to be in a Commercial or Industrial zoned area and would then be allowed by right, according to the proposed ordinance, but it would have to be a small collection facility.

Further discussion ensued concerning the Joe Walter Workshop collection center at the corner of Broadway and Culberson. The members agreed that the corner would be more sightly if the large van were moved to the rear of the property.

Mr. Kaden said he felt a time limit for mobile or temporary units should be set up as well as areas where these units can be placed.

Mr. Fleitman suggested 36 days out of a year be a limit in order for someone to place a unit one weekend, once a month, in one spot for receiving recyclable materials. Mr. Cravens suggested a permit be issued to one operator for usage of that time period. Issuing Specific Use Permits was also suggested. Mr. Fleitman said that was a good idea because then P & Z could review the permit after a determined amount of time, such as six months, one year, two years, etc. Mr. Cravens agreed that would be an idea to pursue in order to better regulate those types of businesses. He said he would further work on the proposed ordinance and present it again for discussion at a later meeting.

The seventh item on the agenda was then presented for consideration and action, rather than the sixth item. The seventh item was formal action on the Wheeler Creek South Subdivision and withdrawal of formal approval of the subdivision plat after the deadline date of February 16 by City Council, (one year time limit; RE: City of Gainesville Subdivision Ordinance), for submission of the Final Plat.

Mr. Cravens explained that the developers had one year to submit the final plat, or ask for an extension, and neither was done; therefore the subdivision is considered abandoned. He said he had informed the R. L. Foree Company (developers) several months ago of this but had not heard from them since. Discussion ensued on the two Neighborhood Service lots fronting on California Street, which Mr. Eddie Jones bought from the R. L. Foree Company. Mr. Jones cannot apply for a building permit for the church he wants to build until a final plat has been filed. Mr. Cravens said it was okay to sell the property by metes and bounds on a contract sale, but illegal, and also not explained to Mr. Jones, that he could not build until final plat filing. Mr. Cravens said he had tried to explain this all to Mr. Jones. There is also no sewer and water at that location. Shirley Lusk asked what the status was of all the trash (brush, trees, etc.) that was piled up on the Wheeler Creek South property. She was informed that the City cannot do anything about that. She also said the drainage situation is a mess as it drains off onto Farm Road 678.

P & Z members discussed at length the problems associated with the selling of the Neighborhood Service zoned lots, which cannot be developed until a final plat is filed for record and the lots are given Lot and Block numbers, after which time a building permit could be issued.

Mr. Hawkins said he felt that some type of relief should be given to Mr. Jones in order for him and his church members to make a disposition of their property, whether it is to do their own subdividing or to try to make some type of arrangement with the Foree company for them to file the final plat in order that Mr. Jones and his parishioners can build the church they had planned. Mr. Hawkins suggested that P & Z not take formal action this date, and instead, table the matter with an extension of time, (30 days) in order that Mr. Jones might be given an opportunity to work out something with the Foree organization. A motion was made by Don Hawkins and seconded by John Schmitz to table any action on the Wheeler Creek South Subdivision until the next regularly scheduled Planning and Zoning

Commission meeting on April 12, 1989. Motion carried by the following votes: Ayes: Shortnacy, Kaden, Hawkins, Schmitz and Fleitman. Nays: None. Absent: Duncan.

The next item of business, being the sixth item on the agenda, was discussion of the proposed Sign Ordinance. Mr. Cravens reviewed the proposed ordinance and said that the ordinance had to legally at least have the term, "...health, safety, and welfare..." to lessen the chances of it being challenged in the courts.

After review of the proposed ordinance, Mr. Cravens presented slides of signs presently in place throughout the City, illustrating different types of signs and those that need to be brought into conformance or be amortized out of existence. Mr. Cravens indicated that he and Mr. Villa would go out and measure various signs to determine what should be an appropriate median in determining square footage and sizes of signs within the City.

Some discussion ensued as to historic signs. Mr. Cravens said he felt the Planning and Zoning Commission should discuss and review the proposed ordinance again next meeting after checking out the sign sizes and also signs in the downtown area to try to determine suitable sizes and placement of signs in that area also.

After no further business the meeting was adjourned at 4:12 p.m.