

Meeting Minutes
New Prague Planning Commission
Wednesday, October 26, 2011

1. Call Meeting to Order

The meeting was called to order at 6:34 p.m. by Planning Commission Chair Bob Gilman with the following members present: Bob Gilman, John Roos, Dan Meyer and Jay Nuhring. Absent: Council Representative David Bruzek.

City Staff Present: Ken Ondich – Planning Director

2. Introduce New Planning Commission Member Dan Meyer

New Planning Commission Member Dan Meyer introduced himself to the Planning Commission.

3. Approval of September 21, 2011 Regular Meeting Minutes

It was moved by Roos seconded by Nuhring to approve the September 21, 2011 regular meeting minutes as submitted. Motion carried (4-0).

4. Old Business

None.

5. New Business

**A. Zoning Ordinance Amendment – 50% Parking Limit Between Buildings and Roads for Commercial and Industrial Sites
New Prague Planning Department, Applicant
(Public Hearing Required)**

Planning Director Ondich presented the staff report. He stated that discussion began at the June meeting with Chair Bob Gilman asking about the provision and if it could be amended. He stated that the topic was again reviewed in July and September by the Planning Commission. He stated that the original intention of the requirement that no more than 50% of the parking could be located between a building and a street was to try to encourage buildings to be set closer to the street while providing for parking on the sides or even the rear of buildings which is really the opposite of how retailers and other commercial users prefer to set up their parking. He stated that such a provision is valuable in the B-1 Central Business District and noted that discussion had taken place that no parking should be allowed between buildings and streets in the downtown area. He stated that it was discussed to reduce the provision from 50% to maybe 75% or to remove it completely. He noted that six of eight commercial projects were granted variances in the recent past with two other projects meeting the requirement only on

technicalities. He noted that the Drug Express building was an example of the provision not working as intended with the back of the building facing two streets. He stated that he had researched nine other cities in the area regarding their parking provisions and that only Jordan had a provision that could lead to the same outcome as the current requirement in which they have minimum and maximum setbacks for one of their commercial districts. He stated that ultimately staff recommended removing the provision that no more than 50% of the parking can be located between the building and the street and that in the B-1 Central Business District no off-street parking shall be located on a property between the building and the street.

The public hearing was opened at 6:43 PM.

No public hearing comments were received.

The public hearing was closed at 6:44 PM.

It was moved by Roos, seconded by Meyer to recommend that the City Council approve the proposed ordinance amendment as contained in the staff report. Motion carried 4-0.

6. Miscellaneous


The following miscellaneous items were reviewed as information only:

- A. Dann Kirschman Updates – Planning Director Ondich stated that Dann Kirschman, who was granted a conditional use permit was up and running in the new location at 500 4th Ave. SW. He also noted that the schedule court date with Mr. Kirschman for a prior violation had been cancelled and that Mr. Kirschman had plead guilty and paid a small fine which closes the issue.
- B. Monthly Business Update – Planning Director Ondich presented the monthly business update that was presented to the EDA at their October meeting.

7. Adjournment

A motion was made by Meyer, seconded by Nuhring to adjourn the meeting at 6:56 PM. Motion carried (4-0).

Respectfully submitted,



Kenneth D. Ondich
Planning Director