

Meeting Minutes
New Prague Planning Commission
Wednesday, September 21, 2011

1. Call Meeting to Order

The meeting was called to order at 6:32 p.m. by Planning Commission Chair Bob Gilman with the following members present: Council Representative David Bruzek, Jay Nuhring and John Roos. Absent: Ryan Peltier.

City Staff Present: Ken Ondich – Planning Director

2. Approval of August 24, 2011 Regular Meeting Minutes

It was moved by Nuhring seconded by Roos to approve the August 24, 2011 regular meeting minutes as submitted. Motion carried (4-0).

3. Old Business

None

4. New Business

A. Concept Zoning Ordinance Amendment Review #2 – 50% Parking Limit Between Buildings and Roads for Commercial and Industrial Sites

Planning Director Ondich presented the staff report. He stated that at the June Planning Commission meeting Chair Bob Gilman had inquired about amending the zoning ordinance regulation which states that no more than 50% of the parking shall be located between a building and a street in any zoning district. He stated that the topic was again reviewed at the July Planning Commission meeting where staff was directed to check what percentage of parking was allowed for all of the variances that were granted and what other cities have for similar regulations. He stated that for the six variances granted, the average percentage of parking that was allowed was 77% versus the ordinance required 50% limit. He stated that the low variance was 55% and the highest was allowing 100%. He stated that he had surveyed 9 area cities and that none of the cities had a provision similar to what currently exists in the ordinance, except for some downtown districts that would not allow parking between a building and a street. He stated that based on the research and past variances issued he would suggest amending the zoning ordinance to remove the provision that “no more than 50 percent of the parking shall be located between the building and street” and replaced with “In the B-1 central business district, no off-street parking shall be located on a property between the building and the street”.

Jay Nuhring asked about how the provision was initially included in the zoning ordinance back in the year 2000.

Planning Director Ondich stated that a complete re-write of the zoning ordinance was completed at that time following a re-write of the City's Comprehensive Plan.

Commissioner Gilman stated that he recalled the provision was specifically suggested by two members of the Planning Commission.

Planning Director Ondich stated that in 2000 there really had not been any development along east TH 19 and that since that time so many variances had been given to the provision that it did not seem to fit the need of the area any longer.

The Planning Commission reached consensus that a public hearing be scheduled on the proposed ordinance amendment.

Planning Director Ondich stated that the public hearing would most likely occur at the October 26, 2011 Planning Commission meeting.

5. Miscellaneous

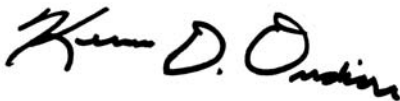
The following miscellaneous items were reviewed as information only:

- A. Monthly Business Update – Planning Director Ondich the September 2011 monthly business update that was provided earlier in the month to the EDA.

6. Adjournment

A motion was made by Bruzek, seconded by Roos to adjourn the meeting at 6:48 PM. Motion carried (4-0).

Respectfully submitted,

A handwritten signature in black ink that reads "Kenneth D. Ondich". The signature is written in a cursive style with a large initial "K" and "O".

Kenneth D. Ondich
Planning Director