

Discussion/Action continued

Discussion on Upper Floor Apartments in C-2 Central Business District

Planning Director, Alek Mizikar informed the Commission that upper floor apartments in the C-2 Business District are currently allowed with a Special Land Use and exterior alterations are not allowed per the current ordinance to allow for lower-level apartments, or additions to buildings for the use of residential purposes. Mr. Mizikar stated that he has been approached by a developer who was inquiring on the subject, of more residential apartments being added in the C-2 Business District.

Mr. Mizikar also informed the Commission that residential use cannot currently be on the first floor of a commercial building or share the same floor as commercial use. All the restrictions prohibit a prospective developer or property owner from constructing apartments on top of an existing building in the C-2 Business District. Staff recommends that the Planning Commission discuss the idea of upper floor apartments in the C-2 Business District and then to direct Staff on if and how they would like to proceed.

Commissioner Weise stated that she thought this would be a good idea as it would result in more people being the Downtown Area.

Commissioner Conran asked what changes would need to be made to the ordinance to allow for the changes? Planning Director Alek Mizikar stated that a simple amendment to current Ordinance 1280.20 (a) by removing the last line of paragraph (a), which states, "No external alterations shall be made to an existing structure in the C-2 District to increase living space for residential purposes."

Commissioner Conran asked if the DDA would have any input on the changes?

City Manager, Jonathan Seyferth stated that this could be presented to the DDA for feedback only.

Commissioner Young inquired on if the existing upper floor apartments were ADA compliant and/or would any new ones be required to be? Planning Director Alek Mizikar stated that ADA compliance is enforced through the Building Code.

Commissioner Conran discussed what areas on the north and south sides of Main Street would even have any availability to expand.

Planning Director Alek Mizikar informed the Commission that this subject will be brought back to the April meeting if they would like to review further. All Commissioners agreed that they would like to review further.

Planning Commission Information None

Planning Director Comments

Planning Director, Alek Mizikar informed the Commission that further information on Upper Floor Apartments in the C-2 District and Accessory Structures/Setbacks will be on the April meeting agenda.

Commissioner Weise presented the idea of allowing ADU's (Accessory Dwelling Units) in the City to aide in the shortage of housing. Planning Director Alek Mizikar will obtain further information on this to present at the April meeting.

Adjourn

Being no further discussion, a motion by Commissioner Young with second by Commissioner Weise to adjourn the meeting at 6:43 P.M. Motion carried unanimously.