

**CITY OF VICTORIA    REGULAR PLANNING COMMISSION  
MEETING**

**JUNE 16, 2009**

Pursuant to due posted and mailed notice thereof, the Victoria Planning Commission met on June 16, 2009, at 7951 Rose in the Council Chambers.

**#1 CALL TO ORDER & ROLL CALL:**

Chair Simanton opened the meeting at 6:30 p.m.

**Members Present:** Chair, Gordy Simanton; Commissioners: James Donadio III, Bud Hiivala, Grant Peterson and Tom Vogt.

**Members Absent:** None.

**Others Present:** Community Development Director, Holly Kreft; Councilmember Tom O'Connor; and Tanya Schmieg, Recording Secretary.

A.     Adopt Agenda

A motion was made by Hiivala, seconded by Vogt, to adopt the agenda as presented. Vote: 5 Ayes, 0 Nays. Motion Carried.

**#2 APPROVAL OF MINUTES:**

A.     Minutes of the June 2, 2009 Planning Commission Meeting.

A motion was made by Donadio, seconded by Peterson, to adopt the minutes. Vote: 5 Ayes, 0 Nays. Motion Carried.

B.     Review Minutes of the May 26, 2009 City Council Meeting.

The above minutes were reviewed.

**#3 PUBLIC HEARINGS:**

None.

**#4 NEW / OLD BUSINESS:**

A.     **Discussion on Zoning Ordinance Updates**

1) **Agenda Statement No. 09-08**

2) **Exhibits: Proposed Changes to Definitions, Draft Definition Updates**

Ms. Kreft explained that at the last meeting there was discussion on some of the definitions in the zoning ordinance. One of the definitions was the bed and breakfast and the current proposed definition is included in the packet. She stated there are no definitions for motels or hotels. Ms. Kreft noted that the bed and breakfast has up to ten guest units. She talked about motels being more of a highway type use. She stated that bed and breakfasts are not a conditional use in the central business district.

Ms. Kreft said she would like direction on the following three questions:

1. Do we want to add Bed and Breakfast to the Central Business District and/or another District?
2. Do we want to add a definition for Motels?
3. Do we want to change the number of units for Bed and Breakfast Inns and Hotels?

Commissioner Hiivala commented on the market dictating development. He said he doesn't see why there needs to be a restriction and a bed and breakfast should be allowed in the central business district.

Commissioner Vogt said there should also be the capability to have a bed and breakfast in the agricultural district. He noted that residential would be the only one someone may get upset. He stated he agrees with Commissioner Hiivala and a bed and breakfast should at least be allowed in the central business district.

Commissioner Peterson stated he agrees and the character of the downtown area is prime for a bed and breakfast with the amenities. He said he was surprised there was not a requirement for parking.

Commissioner Vogt stated that he thinks there should be a definition for motels. He said with a motel there are individual rooms accessible to the parking lot.

The Planning Commission agreed that the bed and breakfast should have up to ten guest units and a motel or hotel would have ten or more.

Chair Simanton commented on seeing a lot of bed and breakfasts in residential areas. Ms. Kreft said there would need to be a zoning ordinance amendment to have a bed and breakfast in a residential area.

Commissioner Vogt stated there should be a parking stipulation for a bed and breakfast.

Ms. Kreft said the current definition for senior housing is included in the packet and at the last meeting there was discussion on age restrictions. She said there is also a definition by HUD which is what the Metropolitan Council defers to.

Commissioner Vogt commented on the Metropolitan Council Livable Communities Act and said

senior housing gives a lot of points for different grants. He stated he thinks the HUD definition should be used. He noted that in the proposed definition it talks about the public agency owned or controlled and questioned what that really means. He said that people have to meet certain requirements to obtain senior housing funding. Commissioner Vogt reiterated that staying close to the HUD definition is really important.

Commissioner Peterson commented on the original definition requiring common lounge spaces and said that is more market driven and shouldn't belong in an ordinance.

Chair Simanton talked about the policing of the age restrictions and said it is up to the owner to do the screening for the subsidies.

Ms. Kreft explained that in the draft text the underlined items are new, strikethroughs are being removed and bold items still need additional work. She noted she is working with the engineer on the grading and land filling definitions.

Ms. Kreft asked for feedback on the ground sign and said she wasn't sure if the actual height restrictions should be included in the definition. She noted the height restrictions would be moved to the sign portion of the ordinance.

Commissioner Donadio asked if there was a definition for recreational vehicle. Ms. Kreft said recreational vehicle is defined in the city code under vehicle regulations.

Commissioner Hiivala commented on the real estate sign definition and asked if there is a time element. Ms. Kreft said under the sign ordinance the sign has to be removed within 30 days of the lease or sale of the property.

Commissioner Peterson commented on the ground (monument) sign and suggested a clearer definition about a structure.

Commissioner Vogt said to also include internet antennas the city currently requires.

Commissioner Hiivala commented on the family definition and asked who is going to police it. Ms. Kreft said right now there is not a definition so this is an addition. She said by having a definition they could better address these concerns.

Chair Simanton commented on changing the "married" definition to domestic partner.

#### **#5 COUNCIL LIAISON UPDATE:**

Councilmember O'Connor stated the utility billing will be outsourced and will save about 12% on an annual basis. H noted there was discussion to change from quarterly to monthly. Councilmember O'Connor said the new billing will start in September. Chair Simanton asked

about the current employee doing the utility billing. Councilmember O'Connor said that person will be assigned to different existing duties.

Councilmember O'Connor stated the bid for downtown came in significantly lower than anticipated. He noted the construction will be moving quickly and it should be done by August 29<sup>th</sup> in time for Volksfest.

Councilmember O'Connor said there is an upcoming workshop with the Metropolitan Council to discuss the sewer project north on Smithtown Road. He noted they want to make sure there are communication plans and mechanisms in place so problems don't occur. Councilmember O'Connor said this will be roughly a three year project. Councilmember Donadio commented on a homeowner who was harmed by the Metropolitan Council and said the homeowner felt there was no one to go to or deal with.

Commissioner Hiiivala asked if there has been any action on the 13 acres. Ms. Kreft said staff has been meeting with a couple of senior housing developers and the interest is starting to pick up. She said they are also working with a couple other developers that would have commercial projects.

**#6 MISCELLANEOUS:**

None.

**#7 ADJOURNMENT:**

A motion was made by Vogt, seconded by Hiiivala, to adjourn the meeting at 7:12 p.m. Vote: 5 Ayes, 0 Nays. Motion carried.

Respectfully submitted,

Tanya Schmieg  
*TimeSaver Off Site Secretarial, Inc.*