



WHERE HISTORY & PROGRESS MEET

Approved November 11, 2024

## MINUTES

### DEVELOPMENT COMMITTEE

October 14, 2024, 6:00 P.M.

#### 1. Call to Order, Roll Call, and Establishment of a Quorum.

Alderman Rebecca Stout called the meeting to order at 6:00 p.m.

Roll call found Aldermen John Banas, Christine Dettman, Jayme Sheahan, Rebecca Stout, and Christopher Swiatek present. Alderman Stout announced a quorum.

Also in attendance was Community Development Director, Tom Dabareiner.

#### 2. Approval of Minutes.

##### A. September 9, 2024.

Alderman Banas moved, and Alderman Swiatek seconded a motion to approve the minutes. Voting Aye: Aldermen Banas, Dettman, Sheahan, Stout and Swiatek.

#### 3. Public Participation. None.

#### 4. Items for Consent. None.

#### 5. Items for Discussion.

**A. Zoning Text Amendment** – An amendment to the Zoning Code has been drafted to reduce the minimum lot size required for multi-family residential dwellings from 5,000 square feet per dwelling unit to 2,000 square feet per dwelling unit in the R-6 Zoning District. This higher density for multi-family is more consistent with nearby communities, as well as direction laid out in the City's Comprehensive Plan. Plan Commission members voted 4-0 in favor of the amendment.

Tom Dabareiner provided a staff update and mentioned this change would allow developers to increase density, which would thereby make financing more attractive. This change is also being proposed with no changes to existing setback, greenspace

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nor building height requirements. A brief discussion followed where members voiced general support of the size reduction per dwelling unit.

**Alderman Banas moved, and Alderman Swiatek seconded a motion to approve the Items for Consent. Voting Aye: Aldermen Banas, Dettman, Sheahan, Stout and Swiatek.**

**6. Unfinished Business.** None.

**7. New Business.** None.

**8. Reports from Staff.**

Tom Dabareiner informed the members about several upcoming agenda items.

**9. Adjournment.**

**Alderman Banas moved to adjourn the meeting at 6:13 p.m., and Alderman Sheahan seconded the motion. With a voice vote of all ayes, the motion carried.**

Respectfully submitted,

Jane Burke