

Approved January 9, 2023

MINUTES

DEVELOPMENT COMMITTEE

October 10, 2022 7:00 P.M.

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

Alderman Rebecca Stout called the meeting to order at 7:00 p.m.

Roll call found Aldermen James Beifuss, Melissa Birch Ferguson, Christine Dettmann, Jayme Sheahan and Rebecca Stout present. Alderman Matthew Garling arrived just after roll call. Alderman Stout announced a quorum.

Also in attendance were Community Development Director, Tom Dabareiner and Assistant Director of Community Development, John Sterrett.

2. Approval of Minutes.

A. August 8, 2022.

Alderman Birch Ferguson moved and Alderman Dettman seconded a motion to approve the minutes with changes. Voting Aye: Aldermen Beifuss, Birch Ferguson, Dettmann, Garling, Sheahan and Stout.

3. Public Participation. None.

4. Items for Consent. None.

5. Items for Discussion. None.

6. Unfinished Business.

A. **Zoning Text Amendments** – Staff is proposing a number of clarifications and corrections to the Zoning Ordinance. There are no new regulations contained in this set of text amendments. Plan Commission voted unanimously in favor of the amendments. This item is continued from the August 8, 2022 meeting.

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Alderman Beifuss asked about the clarifications for site triangles and the driveway materials required for new driveways included in the proposed text amendments. He also asked about any gravel driveways. Tom Dabareiner explained that the original requirement to upgrade gravel driveways expired in 2004. In December of 2021, City Council agreed to eliminate the amortization of the replacement of existing gravel driveways. Alderman Stout surmised that any previous members' concerns had been addressed.

Alderman Birch Ferguson moved, and Alderman Beifuss seconded a motion to approve the proposed Zoning Text Amendments. The motion was approved unanimously by voice vote.

B. New Business.

Alderman Beifuss asked about the façade materials being used for the construction of the building next door to City Hall vis-à-vis the Appearance Code. John Sterrett stated one of the materials is made from fiber cement material to look like wood. They met the 90% requirement for brick or stone with the use of the face brick and the stone slate. The remaining 10% is fiberboard. Alderman Beifuss stated that the slate material was not what they intended when the Appearance Code was created. The intent was for actual masonry or brick. He suggested the City tighten up this Code in order to prevent this product from being used again. Mr. Dabareiner agreed to look at the Appearance Code for possible modifications. He stated staff had concerns when the product was being installed. Alderman Dettman asked what the deadline for completion is. Mr. Dabareiner explained they had to renew their first permit due to some complications with labor and materials. Alderman Stout agreed that staff should look at the Appearance Code.

C. Reports from Staff. None.

9. Adjournment.

Alderman Birch Ferguson moved, and Alderman Dettmanan seconded the motion to adjourn the Development Committee meeting at 7:09 p.m. The motion was approved unanimously by voice vote.

Respectfully submitted,

Jane Burke