

**JOINT MEETING OF THE
PLAN COMMISSION AND
ZONING BOARD OF APPEALS
February 18, 1998**

Zoning Board of Appeals Members Present: Robert McDowell, Ed Clark & Chairman Tom Hood

Zoning Board of Appeals Members Absent: John Marcinkus, Steve Amundsen & James Sula

Plan Commission Members Present: Lyle Foster, Bill Smith, Krysti Kovarik & Chairman Rudny

Plan Commission Members Absent: Bryan Winter & Carl Cepon

Other Officials Present: Tracy Velkover, Village Planner; Jon Wildenberg, Director of Building and Zoning; and Lee Smith, Rolf Campbell & Associates

1. The meeting was called to order at 6:30 p.m.
2. The February 4, 1998, Joint Meeting Minutes were approved by voice vote: All Ayes.
3. Illumination Control Standards
A draft dated February 11, 1998, was reviewed. Changes were made to the draft following discussion at the previous meeting.

The non-conforming conditions section was discussed at length. This section is to be modified to note that any previously approved lighting plans will be construed as legal non-conforming if they contain any elements that do not meet the standards of the lighting ordinance. Additionally, such plans will be given up to 15 years to come into conformance.

The special use and variation section was discussed. Some consideration was given to having staff approve minor variations. This question will also be discussed at length in the general administrative section of the ordinance. Changes in the variation procedure, if any, will likely be made at that point.

A section 8.12.6.e) will be added to address standards for non-residential canopy lighting. This section is to include: recessed light sources; 85° or less cut-off fixtures; full shielding of luminaires; and no luminaires to be extended below the canopy.

A joint public hearing date to consider zoning text amendments in regard to illumination control was set for Wednesday, March 25, 1998, beginning at 7:30 P.M.

4. Village Center/East Grand Overlay Districts
Rolf Campbell's office prepared an analysis of the C/B-2 district use list. C/B-2 is the predominant zoning district in both the Village Center and East Grand Avenue areas. Overlay districts can also get into detailed planning criteria such as: architectural standards with an architectural review process; landscaping; decorative lighting; and signage, for example. Board members were asked to review the use list.

A preference was indicated to address the Village Center area first. Board members were asked to think about the type of atmosphere/ambiance they are seeking to create for this area. Some items that came up in discussion included: reduced front building setbacks; parking to rear of buildings; limits on principal building size; pedestrian amenities; and bicycle parking. Further thought and input from Board members is requested.

5. The next joint workshop meeting date was set for March 4, 1998 at 6:30 P.M. The meeting was adjourned at 8:30 P.M.

Submitted by,

Jon Wildenberg
Director of Building & Zoning