

CITY OF LAFAYETTE  
PLANNING COMMISSION MEETING MINUTES  
APRIL 19, 2018

**Call to Order:** Marian Chasse called the meeting to order at 7:00 p.m.

**Roll Call:** Lori Martino, Community Development Clerk, called the roll.

*Present:* Brienne Carpenter, Ron Kerr, Mike Karl, Marian Chasse, vacant position.

*Absent:* Lee Gilgan (excused), Doreen VanTyne (excused)

*Staff Present:* Jim Jacks; City Planner Lori Martino; Community Development Clerk

*Others:* Don Leard

**Approval of Minutes:**

Brienne Carpenter made a motion to approve the minutes from October 19, 2017, November 16, 2017 and February 15, 2018. Mike Karl seconded the motion. Motion passed unanimously.

**Public Hearing:** Lafayette Zoning and Development Ordinance Amendments. ADU's and Residences at Houses of Worship.

Marian Chasse opened the hearing at 7:04 pm.

Jim Jacks entered the staff report into the record (7:59 pm)

Jim Jacks went over the staff report.

Brienne Carpenter asked the Commission if they would like to revisit the requirement of 1 off-street parking space since SB 1051 states that regulations must be reasonable. After a discussion between the Commission and staff, Brienne Carpenter recommended deleting the requirement for off-street parking. There was further discussion on the issue. Marian Chasse seconded a motion and called for a vote; however, Brienne Carpenter noted that she did not make a motion, she made a recommendation. Discussion ensued.

Don Leard, 220 Madison Street, noted that he felt there should be a requirement for off-street parking.

Discussion ensued. The consensus was 4-1 to keep the language to require the off-street parking.

Don Leard, 220 Madison Street questioned how SDC's would be charged. Staff informed him that it was a decision of the City Council, not the Planning Commission.

Jim Jacks continued with the staff report.

There was a discussion on meaning of gross floor area of a dwelling unit.

Jim Jacks continued with the staff report.

After a discussion on non-conforming structures (2.312.02, I, page 23 in staff report), the consensus of the Planning Commission was to word it based on the February Planning Commission consensus which was "*The majority (5-1) agreed to prohibit the conversion of non-conforming detached structures but to allow an ADU addition to a non-conforming dwelling as*

*long as it meets current setbacks and does not expand the non-conforming use".* Jim Jacks noted that he would change the language to reflect the previous decision.

Jim Jacks continued with the staff report.

There was a discussion regarding the Architectural design standards on pg. 25 of the staff report. The consensus of the Planning Commission was to change item N.4.a, to read, *Covered or uncovered porch at least twelve (12) square feet in area.*

Jim Jacks continued with the staff report.

Hearing closed at 9:09 pm.

**Commission Deliberation:**

Ron Kerr made a motion to recommend that the City Council approve the amendments as changed by Commission. Mike Karl seconded the motion. Motion passed unanimously.

**New Business:**

It was announced that Wade Witherspoon had been appointed to the City Council so he would no longer be on Planning Commission.

Lori Martino noted that new Zoning & Development Ordinance books have been made for the Commissioners.

**Old Business:**

No updates from the owners of the 40 acre parcel in the UGB.

**Adjourn:** Ron Kerr made a motion to adjourn. Mike Karl seconded the motion. Motion passed unanimously. Meeting adjourned at 9:17 pm.

CERTIFIED:

  
Chairperson, Marian Chasse

ATTESTED:

  
Assistant City Administrator, Kevin Perkins