

MINUTES
AUSTIN CITY PLANNING COMMISSION
TUESDAY, APRIL 15, 2014
5:30 P.M.
AUSTIN CITY COUNCIL CHAMBERS

MEMBERS PRESENT: Laura Helle, Dan Hirst, Steve Kime, Lonnie Skalicky, Lynn Spainhower, and Holly Wallace

MEMBERS ABSENT: Rick Bremner, Jim Mino, and Troy Nelson

OTHERS PRESENT: Craig Byram, Craig Hoium and public

Commissioner Spainhower called the meeting to order in Commissioner Mino absence. Commissioner Wallace made a motion to approve the March 19, 2014 minutes as written and Commissioner Hirst seconded the motion. The motion was carried.

Open Public Hearing: To consider a request from Rottingham Real Estate, PO Box 356, Onalaska, Wisconsin 54605 for a 5% variance to be issued pursuant to Austin City Code Section 11.41, Subd.5 from the minimum 20% lot green space for properties located in a "B-2" Community Business District. This petition relates to a proposed off-street parking lot expansion for the commercial property located at 910 Oakland Ave W.

Mr. Hoium indicated the legal description published in the newspaper for this request was incorrect although the backup material for the Planning Commission contained the correct legal description. This variance request is for a proposed off-street parking lot expansion allowing 5% less green space for the commercial property located at 910 Oakland Avenue West. The property was purchased for the expansion of the business parking lot. Austin City Code Section 11.41 Subd. 5 requires a minimum of 20% green space for lots located in a "B-2" Community Business District.

The building size is 988 square feet with 85% coverage with 15% green space. The southwest and northeast corners of the lot will contain landscape. A fence will be installed east and north of the property as a buffer from the adjacent residential properties. The number of parking stalls given is over the minimum required number of stalls needed. Eliminating one parking stall could add up to 16.8% of green space. Notices were mailed to surrounding property owners and no objections to the requested action were received.

Kenneth Hubbell, 200 9th Street NW would like to see a fence between their property and the parking lot. Brett Lunning, 75326 147th Street, Glenville is the contractor for the project and he explained the north side of the building was the current location of the dumpster and the boulevard will have green space added where there was not green space previously. Eliminating one stall was not the intention of the property purchase being made.

Commissioner Skalicky made a motion to deny the requested recommendation made to the City Council. Commissioner Helle seconded the motion. The motion passed 4-2 with members

Spainhower and Hirst voting nay. The request will go before the City Council on Monday, April 21, 2014 at 5:30 pm in Council Chambers.

Other Business:

Review of Housing Registration Ordinance

Discussion regarding the Rental Housing Ordinance implementation was provided to the Commissioners. It is requested there be an inspection and/or registration procedure. Other things to take into consideration are staffing requirements, the budget for implementing a program and Landlord Association involvement. With the ordinance, landlords and tenants would be required to attend educational training. Registration would be made, attendance would be accounted for and a certificate would be issued once completed. The certificate can be revoked and misdemeanors can be issued especially for repeated offenders with worst case scenario of having a hearing, trial with a verdict and sentencing; fines would be the most likely punishment. The purpose of this proposed ordinance would be to improve housing in the community. Another provision of the ordinance would be that the owner or manager would need to live within an hour from the property. The education would be provided by the city to obtain the certificate. This will also assist other departments when emergencies calls arise. Many of the zoning violations being dealt with are from rental properties. The fire department does schedule inspections on multi-family unit exit ways. Residents do need to be educated on how to report substandard housing conditions.

Marv Sauer, a landlord, questioned if there will be protection for the landlords as well as the tenants. Dan, who chose not to provide his last name or address had concerns regarding safety in the rental units, limit of number of occupants per unit and that garbage service becomes a requirement.

Commissioner Kime made a motion to move forward with the language and verbiage of the ordinances. Commissioner Hirst seconded the motion and the motion was carried.

Mr. Hoiu provided the Commissioners with information regarding the tree mitigation for the Hormel Institute Parking Lot Expansion. There were initially 103 trees counted by the party and the correct number of approximately 50 trees was given to the City Council.

Commissioner Skalicky made a motion to adjourn and Commissioner Wallace seconded the motion. All were in favor and the meeting was adjourned at 6:27 pm.