

AGENDA ITEM

TO: Tim Vandall, City Administrator
FROM: Joshua Gentzler 
DATE: May 16, 2024
SUBJECT: Ordinance No. 1110 – Unified Development Ordinance Amendment - Section 4.02
General Development Standards, Section 4.03 Table 4-2: Permitted Uses, Section 4.03
Permitted Uses, and Section 4.04 Accessory Use Standards

Overview: At the February 29th work session, Staff was tasked with reviewing the Unified Development Ordinance (UDO) to recommend revisions that would open up opportunity for development within the City, based off of current practices and policies across the Country. Staff proposed to amend the UDO to allow Accessory Dwelling Units, also known as Casitas, Carriage Houses, or Granny Flats, by-right and remove the familial restrictions on the residents of the ADU on residentially zoned property.

Staff developed an amendment to the UDO and the Planning Commission voted 4-1 in favor of recommending the adoption of the proposed language.

For full review, please see the attached report.

Policy Consideration: n/a

Financial Consideration: n/a

Action: Staff recommends a motion to adopt Ordinance No. 1110 to amend the City of Lansing Unified Development Ordinance.

ORDINANCE NO. 1110

AN ORDINANCE OF THE CITY OF LANSING, KANSAS, AMENDING THE UNIFIED DEVELOPMENT ORDINANCE, AS ADOPTED BY REFERENCE.

WHEREAS, the Planning Commission of the city of Lansing has recommended to amend the adopted Unified Development Ordinance, Section 4.02 General Development Standards, D. Accessory Buildings on Page 4-4, Section 4.03 Table 4-2: Permitted Uses on Page 4-6, Section 4.03 Permitted Uses on Page 4-9, and Section 4.04 Accessory Use Standards, D. Accessory Dwelling on Page 4-19. The official Unified Development Ordinance is adopted by reference in Lansing City Code, Section 17-101; and,

WHEREAS, after proper legal publication and notice pursuant to the statutes of the State of Kansas, a public hearing was held by the Planning Commission on April 17, 2024, at 7:00 p.m. at the Lansing City Hall, Lansing, Kansas.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF LANSING, KANSAS:

SECTION 1. Unified Development Ordinance, Section 4.02 General Development Standards D. Accessory Buildings on Page 4-4 is hereby amended to be as follows:

3. *Detached Building.* Accessory buildings over 120 square feet shall meet the following:
 - a. Located behind the front building line.
 - b. Be at least five feet from the rear or side lot line, except that any accessory building providing garage access off a rear alley may be located within three feet of the rear lot line.
 - c. Be no more than one and one-half stories, or no higher than the principal building, whichever is less.
 - d. Be limited to no more than 30% of the required rear yard.
 - e. Be constructed with materials, architectural details and style, and roof forms that are compatible with the principal structure. Any accessory building larger than 120 square feet not meeting this criteria shall meet the setback requirements for the principal structure.

Unified Development Ordinance, Section 4.03 Permitted Uses Table 4-2: Permitted Uses on Page 4-6 is hereby amended, in part, to be as follows:

Table 4-2: Permitted Uses	A1	R1	R2	R3	R4	R5	B1	B2	B3	I1	I2
RESIDENTIAL DWELLING											
Accessory Dwelling*	■	■	■	■							

Unified Development Ordinance, Section 4.03 Permitted Uses on Page 4-9 is hereby amended, in part, to be as follows:

Accessory Dwelling – A dwelling unit, either in a detached accessory structure, or included within a principal structure, that is located on the same lot as a detached house and is incidental to the principal use of the lot for a principal dwelling. Examples include a garage apartment, basement apartment or second level / attic apartment. Can also be known as an Alley flat, carriage house, casita, granny suite, in-law suite, or guest house, among other names.

Unified Development Ordinance, Section 4.04 Accessory Use Standards, D. Accessory Dwelling on Page 4-19 is hereby amended to be as follows:

- D. Accessory Dwelling.** Where accessory dwellings are permitted, all of the following standards shall be met:
1. One accessory dwelling may be permitted per lot, only when associated with a detached house.
 2. Accessory dwelling units may be located in a detached accessory building or located within the principal building (such as an attic or basement apartment).
 3. The accessory dwelling shall not exceed 50 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
 4. The property owner shall occupy either the principal or accessory dwelling as their permanent residence.
 5. The following additional design considerations apply to accessory dwellings:
 - a. The accessory dwelling shall be designed to maintain the architectural design, style, appearance and character of the principal building as a detached house.
 - b. A separate entrance to the accessory dwelling is not permitted on the front facade of the principal dwelling.
 - c. The accessory dwelling shall have a roof pitch, siding, and window proportions similar to that of the principal dwelling.
 - d. No exterior stairway to the second floor is permitted at the front of the building.

SECTION 2. SEVERABILITY. If any section, clause, sentence, or phrase of this ordinance is found to be unconstitutional or is otherwise held invalid by a court of competent jurisdiction, it shall not affect the validity of any remaining parts of this ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect from and after its passage, approval, and publication by summary in the official city newspaper.

PASSED AND APPROVED by the governing body of the city of Lansing, Kansas, this 16th day of May, 2024.

Anthony R. McNeill, Mayor

ATTEST

Tish Sims, City Clerk

(SEAL)

Publication Date: _____

Published: The Leavenworth Times

CITY OF LANSING

FORM OF SUMMARY FOR PUBLICATION OF ORDINANCE

Ordinance No. 1110: An Ordinance amending the Unified Development Ordinance of the City of Lansing, Kansas.

Pursuant to the general laws of the State, a general summary of the subject matter contained in this ordinance shall be published in the official City newspaper in substantially the following form:

Ordinance No. 1110 Summary:

On May 16th 2024, the City of Lansing, Kansas, adopted Ordinance No. 1110, an ordinance amending the Unified Development Ordinance of the City of Lansing, Kansas, Section 4.02 General Development Standards, D. Accessory Buildings on Page 4-4, Section 4.03 Table 4-2: Permitted Uses on Page 4-6, Section 4.03 Permitted Uses on Page 4-9, and Section 4.04 Accessory Use Standards, D. Accessory Dwelling on Page 4-19. A complete copy of this ordinance is available at www.lansings.org or at City Hall, 800 First Terrace, Lansing, KS 66043. This summary certified by Gregory C. Robinson, City Attorney.

This Summary is hereby certified to be legally accurate and sufficient pursuant to the laws of the State of Kansas.

DATED: May 16, 2024

Gregory C. Robinson, City Attorney



Summary

Staff was tasked with reviewing the Unified Development Ordinance (UDO) to recommend revisions that would open up opportunity for development within the City. Staff reviewed the UDO and returned with the following three revisions to promote Residential and Commercial property development within the City. The three revisions are:

- 1) Reduce the minimum lot size for the R-1 and R-2 zoning districts (**UDO Section 4.02**);
- 2) Open Accessory Dwelling Unit development (**UDO Sections 4.02, 4.03 & 4.04**); and
- 3) Amend the Required Parking ordinance (**UDO Section 7.03**).

The Planning Commission divided the question into three separate parts, based on the revisions as listed above.

Planning Commission Recommendation

The Planning Commission voted 4-1 to approve the amendment to Section 4.02, 4.03, and 4.04 as written.

Community & Economic Development Comments

Introduction

The proposals within this text amendment are written to reflect the changing nature of development across the country. The development community is faced with a challenging environment with higher interest rates, labor costs and availability, and acquisition costs for development. These amendments can enable developers to spread out the cost of developments across a broader population. In addition, these amendments certain homeowners within the City to have more control over their property through subdivision and opening the opportunity for to build accessory dwelling units (ADUs). Homeowners are currently required to receive a conditional use permit in order to build ADUs. The purpose of these amendments are to encourage more creativity through freedom to explore new housing options that support Lansing's current and future population.

UDO Purpose

The stated purposes of Lansing's UDO are:

1. To promote the health, safety, and welfare of the City and its residents;
2. To implement the City of Lansing's Comprehensive Plan;
3. Promote planning and urban design that emphasizes distinct places and unique elements of community character documented throughout Lansing;
4. Divide the city into zones and districts that promote the character, compatibility, scale and transitions of land use patterns;
5. To conserve and protect property values throughout the City; and
6. Regulate and restrict the development and use of buildings and land within each zoning district to create a compatible scale and range of building types within districts, and to promote the appropriate relationship of development to the public realm and to adjacent property.

The purpose of the proposed amendments meets these purposes.

Comprehensive Plan

Staff finds that numerous Comprehensive Plan goals that align with the proposed subdivision ordinance. These goals are:

- 1) Provide a range of residential facilities that includes single family dwelling and multi-family structures which accommodate a diverse community
- 2) Pursue and promote commercial services that are easily and safely accessible and attract residents and visitors to the area.
- 3) Provide a range of commercial services that satisfies the full spectrum of consumer requirements.

The following implementation strategies are also met through the text amendments proposed.

- 1) Commercial & Residential - Encourage the rezoning and redevelopment of properties to be consistent with the Future Land Use Plan and evaluated future rezoning applications for consistency with the Future Land Use Plan as well as the goals contained within this plan.
- 2) Develop neighborhood revitalization strategies that take an integrated approach to housing rehabilitation, infrastructure improvements, and community involvement.

Summary of Changes

Article 4. Zoning Districts & Use Standard Amendments

Table 4-2: Permitted Uses is amended to allow *Accessory Dwelling* by right, a use that currently requires a Conditional Use Permit to be granted by the City Council.

To support the changes to **Table 4-2, Section 4.04 Accessory Use Standards** are also amended, removing both the parking and occupancy requirements. **Section 4.02-D Accessory Buildings** is amended, removing the numerical restriction while leaving the rear yard percentage coverage restriction in place.

Acknowledgments

The following City of Lansing staff members reviewed this project and provided information for this report:

- Joshua Gentzler, AICP – Director, Community & Economic Development

Recommendation

Staff recommends approval of amendments to the Accessory Dwelling requirements as outlined in Case 2024-UDO-001, Minimum Lot Size, Accessory Dwelling Units & Parking Requirements.

Action Options

1. Approve the Code Amendment as proposed and adopt revisions to **Table 4-2, Section 4.02-D Accessory Building, and Section 4.04-D Accessory Dwelling** as written in Ordinance 1110 (Case 2024-UDO-001); or
2. Deny the Code Amendment to **Table 4-2, Section 4.02-D Accessory Building, and Section 4.04-D Accessory Dwelling** as written in Ordinance 1110 (Case 2024-UDO-001) for specified reasons with 2/3rds vote;
3. Return the proposed amendment to the Planning Commission with statement of basis for the Governing Body's failure to approve or disapprove; or
4. Table the case to another date, time and place.

Attachments

1. Redline of **UDO Article 4**
2. Proposed amendment of **UDO Article 4**
3. Planning Commission Minutes

- (2) Any roof structure associated with the features shall be single-story.
- (3) Any porch must include usable space, typically a depth of at least eight feet and a width of at least 12 feet.
- (4) Any enclosure is limited to no more than 24 square feet.
- (5) All primary entry features are integrated into the overall building design including materials, architectural style and details, and roof structures.

D. **Accessory Buildings.** Accessory buildings shall be permitted in association with and on the same lot as a principal building and are subject to the following additional limitations:

1. *Generally.* No accessory building shall be erected in any required front or side yard, and no detached accessory building shall be erected closer than 5 feet to any other building. No accessory building shall cover more than 30% of the rear yard.
2. *Small Sheds.* Accessory buildings 120 square feet or less and less than 10 feet tall shall be limited to one per lot, located behind the rear building line of the principal building, and be no closer than 5 feet from the rear or side property line.
3. *Detached Building.* Accessory buildings over 120 square feet shall meet the following:
 - ~~a.~~ ~~No more than one per lot.~~
 - ~~b.~~a. Located behind the front building line.
 - ~~c.~~b. Be at least five feet from the rear or side lot line, except that any accessory building providing garage access off a rear alley may be located within three feet of the rear lot line.
 - ~~d.~~c. Be no more than one and one-half stories, or no higher than the principal building, whichever is less.
 - ~~e.~~d. Be limited to no more than 30% of the required rear yard.
 - ~~f.~~e. Be constructed with materials, architectural details and style, and roof forms that are compatible with the principal structure. Any accessory building larger than 120 square feet not meeting this criteria shall meet the setback requirements for the principal structure.

4.03 PERMITTED USES

- A. **Table of Uses & Definitions.** In order to implement the intent of each zoning district, facilitate complimentary transitions between districts, and to regulate a variety of compatible uses within zoning districts, use categories and general uses have been established for principal uses of land and buildings. Table 4-2 indicates permitted uses (■) subject to general district and building development standards, conditional uses (C) subject to the discretionary review process, and uses with supplementary standards (*) related to specific uses.

Table 4-2: Permitted Uses	A1	R1	R2	R3	R4	R5	B1	B2	B3	I1	I2
CIVIC / INSTITUTIONAL											
Armed Forces Reserve Center							■	■	■		
Assembly – Small											
Assembly – General	C						■	■	■		
Assembly – Event Venue							■	■	■		
Bus Passenger Terminals							■	■	■	■	
Cemeteries and Mausoleums	■	■	■	■	■	■	■	■	■	■	■
Cultural and Public Service	■	■	■	■	■	■	■	■	■	■	■
Open / Civic Space	■	■	■	■	■	■	■	■	■	■	■
Schools –Neighborhood	■	■	■	■	■	■	■	■	■		
Schools – Community	■	■	■	■	■	■	■	■	■		
Schools - Regional							C	■	■		
Social Services Agency (Ord. 424, Sec. 1)		C	C	C	C	C	C	C			
RESIDENTIAL DWELLINGS											
Detached house, standard	■	■	■	■	■						
Detached House – Neighborhood Lot				■							
Detached House – Compact Lot				■							
Duplex or two-unit house			C	■	■						
3- to 4-plex				■	■						
Row house				■	■						

Table 4-2: Permitted Uses	A1	R1	R2	R3	R4	R5	B1	B2	B3	I1	I2
Small Apartment (3-12 units)				■							
Medium Apartment (12-40 units)				■	■		C				
Mixed-use* (Dwellings above commercial / service)							■	■	■		
Live/Work				C	C		■	■			
Congregate Living				■	■		C				
Accessory Dwelling*	■C	■C	■C	■C							
Home Occupation*	■	■	■	■	■	■					
Manufactured Home						■					
RETAIL											
Retail – Micro*					■	■	■	■	■	■	
Retail – Light							■	■	■		
Retail – General								■	■		
Retail – Heavy									■	■	
Grocery – Market							■	■	■		
Grocery – Store								■	■		
Grocery – Supermarket									■		
Outdoor Sales and Display – Yard	C						■	■	■	■	■
Outdoor Sales – General	C								■	■	
Outdoor Sales – Heavy	C								■	■	■
Convenience Store/Fuel Station							C	■	■	■	
SERVICE AND EMPLOYMENT											
Adult Entertainment							C				
Animal Care – Kennel*	C								C	C	
Animal Care – General	C						■	■	■		

Table 4-2: Permitted Uses	A1	R1	R2	R3	R4	R5	B1	B2	B3	I1	I2
AGRICULTURE											
Agri-Tourism	C										
Agriculture – Light Processing	■										
Agriculture – Heavy Processing	C									C	■
Apiaries (Hobby)*	■*	C	C								
Farmers Market	■						C	■	■		
Farming – Light	■										
Farming – Commercial	C									C	C
Farming – Homestead	■										
Riding Stables	C										
COMMUNICATIONS											
Wireless Communication Antenna	C							■	■	■	■

RESIDENTIAL DWELLINGS

The Residential Dwelling category is the principal use of land and buildings for dwelling units. The arrangement and extent of dwelling units depends on the zoning district, lot sizes and building types, arranged in the following types:

Accessory Dwelling – A dwelling unit, either in a detached accessory structure, or included within a principal structure, that is located on the same lot as a detached house and is incidental to the principal use of the lot for a principal dwelling. Examples include a garage apartment, basement apartment or second level / attic apartment. Can also be known as an Alley flat, carriage house, casita, granny suite, in-law suite, or guest house, among other names.

Congregate Living – Congregate Living is characterized by the residential occupancy of a structure by a group of people who do not meet the definition of “one household,” but often share a common situation or facilities. Congregate living does not include residential care facilities or correctional facilities, but may include dormitories, monasteries, or convents.

Home Occupation - A business, profession, service, or trade conducted for gain or support entirely within an owner-occupied residential dwelling and/or its accessory structures, when such activities are clearly incidental or subordinate in use to the dwelling and may involve limited on premise interaction with customers.

Live / Work - A residential building type designed with a single dwelling unit, but where an additional component of the structure is designed for a small-scale business function run by the occupant. Live /

- h. Professional offices for physicians, osteopaths, chiropractors, ophthalmologists, dentists, and other related health care professions.

D. **Accessory Dwelling.** Where accessory dwellings are permitted, all of the following standards shall be met:

1. One accessory dwelling may be permitted per lot, only when associated with a detached house.
2. Accessory dwelling units may be located in a detached accessory building or located within the ~~principle~~principal building (such as an attic or basement apartment).
3. The accessory dwelling shall not exceed 50 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
- ~~4. One additional parking space shall be provided on site, although this provision may be waived if the context and circumstances of each dwelling unit prove the space unnecessary.~~
- ~~5.4.~~ The property owner shall occupy either the principal or accessory dwelling as their permanent residence.
- ~~6. Occupancy of the accessory or principal unit is limited to family members related by blood, marriage or adoption or persons providing nursing or domiciliary care of assistance to the owner in exchange for lodging.~~
- ~~7.5.~~ The following additional design considerations apply to accessory dwellings:
 - a. The accessory dwelling shall be designed to maintain the architectural design, style, appearance and character of the principal building as a detached house.
 - b. A separate entrance to the accessory dwelling is not permitted on the front facade of the principal dwelling.
 - c. The accessory dwelling shall have a roof pitch, siding, and window proportions similar to that of the principal dwelling.
 - d. No exterior stairway to the second floor is permitted at the front of the building.

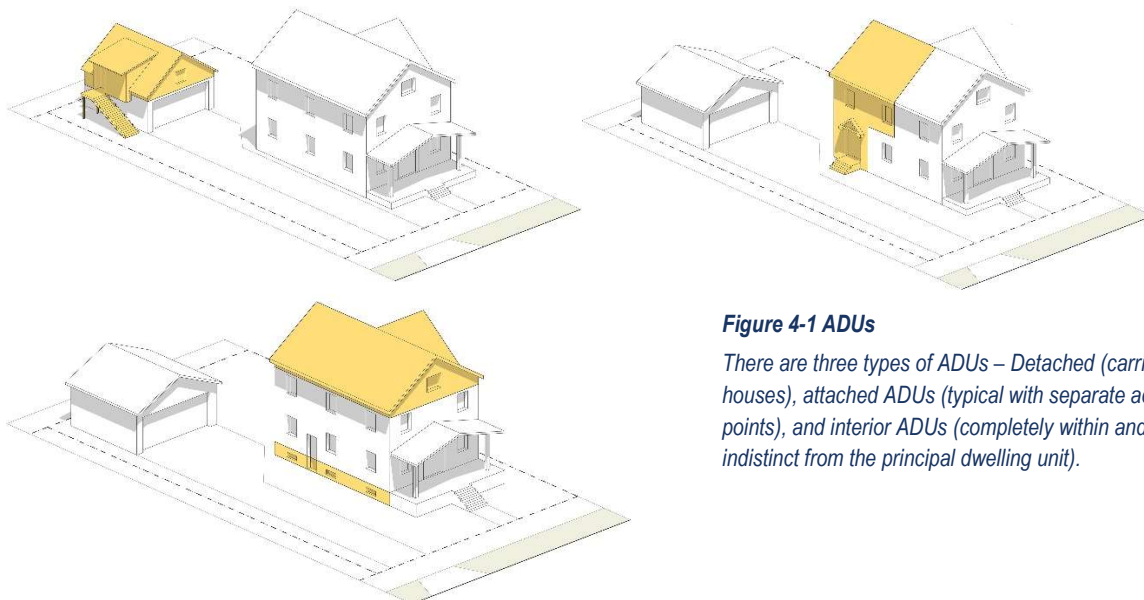


Figure 4-1 ADUs

There are three types of ADUs – Detached (carriage houses), attached ADUs (typical with separate access points), and interior ADUs (completely within and indistinct from the principal dwelling unit).

E. **Accessory Drive-Through.** Where accessory drive-thru facilities are permitted they shall be located in side or rear locations that do not interrupt the lot and building frontage, or otherwise be

- (2) Any roof structure associated with the features shall be single-story.
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Assembly – General	C						■	■	■		
Assembly – Event Venue							■	■	■		
Bus Passenger Terminals							■	■	■	■	
Cemeteries and Mausoleums	■	■	■	■	■	■	■	■	■	■	■
Cultural and Public Service	■	■	■	■	■	■	■	■	■	■	■
Open / Civic Space	■	■	■	■	■	■	■	■	■	■	■
Schools –Neighborhood	■	■	■	■	■	■	■	■	■		
Schools – Community	■	■	■	■	■	■	■	■	■		
Schools - Regional							C	■	■		
Social Services Agency (Ord. 424, Sec. 1)		C	C	C	C	C	C	C			
RESIDENTIAL DWELLINGS											
Detached house, standard	■	■	■	■	■						
Detached House – Neighborhood Lot				■							
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3- to 4-plex				■	■						
Row house				■	■						

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Live/Work				C	C		■	■			
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Home Occupation*	■	■	■	■	■	■					
Manufactured Home						■					
RETAIL											
Retail – Micro*					■	■	■	■	■	■	
Retail – Light							■	■	■		
Retail – General								■	■		
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Grocery – Market							■	■	■		
Grocery – Store								■	■		
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Outdoor Sales and Display – Yard	C						■	■	■	■	■
Outdoor Sales – General	C								■	■	
Outdoor Sales – Heavy	C								■	■	■
Convenience Store/Fuel Station							C	■	■	■	
SERVICE AND EMPLOYMENT											
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Animal Care – General	C						■	■	■		

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Agriculture – Light Processing	■										
Agriculture – Heavy Processing	C									C	■
Apiaries (Hobby)*	■*	C	C								
Farmers Market	■						C	■	■		
Farming – Light	■										
Farming – Commercial	C									C	C
Farming – Homestead	■										
Riding Stables	C										
COMMUNICATIONS											
Wireless Communication Antenna	C							■	■	■	■

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- h. Professional offices for physicians, osteopaths, chiropractors, ophthalmologists, dentists, and other related health care professions.

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1. One accessory dwelling may be permitted per lot, only when associated with a detached house.
2. Accessory dwelling units may be located in a detached accessory building or located within the principal building (such as an attic or basement apartment).
3. The accessory dwelling shall not exceed 50 percent of the living area of the principal dwelling or 1,200 square feet, whichever is less.
4. The property owner shall occupy either the principal or accessory dwelling as their permanent residence.
5. The following additional design considerations apply to accessory dwellings:
 - a. The accessory dwelling shall be designed to maintain the architectural design, style, appearance and character of the principal building as a detached house.
 - b. A separate entrance to the accessory dwelling is not permitted on the front facade of the principal dwelling.
 - c. The accessory dwelling shall have a roof pitch, siding, and window proportions similar to that of the principal dwelling.
 - d. No exterior stairway to the second floor is permitted at the front of the building.

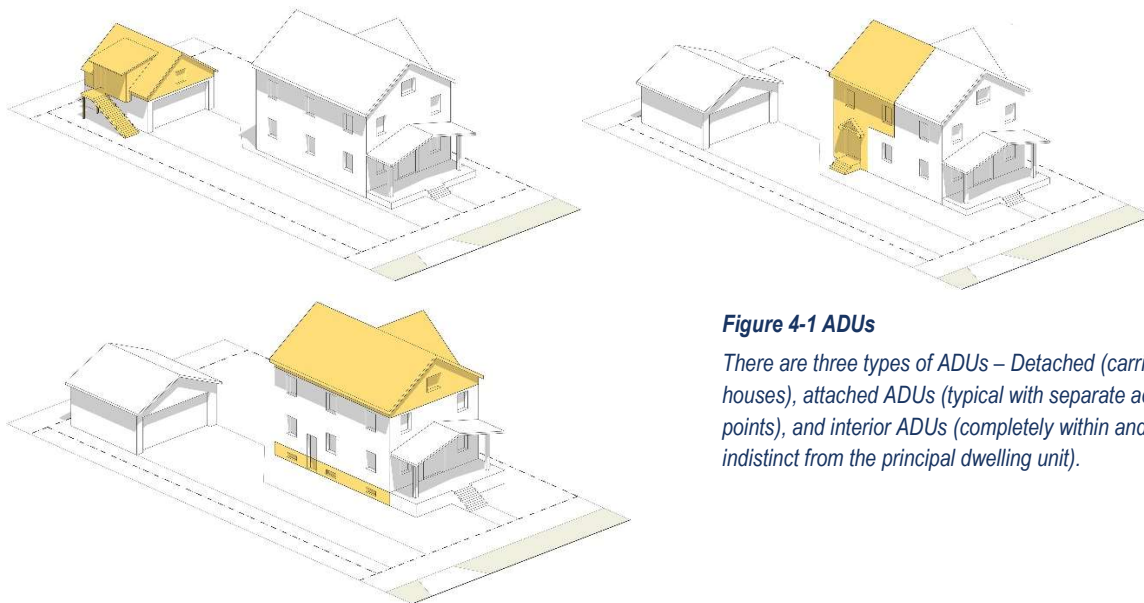


Figure 4-1 ADUs

There are three types of ADUs – Detached (carriage houses), attached ADUs (typical with separate access points), and interior ADUs (completely within and indistinct from the principal dwelling unit).

E. **Accessory Drive-Through.** Where accessory drive-thru facilities are permitted they shall be located in side or rear locations that do not interrupt the lot and building frontage, or otherwise be set back at least 60 feet from the lot frontage. The design and layout of drive-thru facilities for restaurants, banks, stand-alone automated teller machines (ATM's) or other uses shall:

1. Avoid potential pedestrian/vehicle conflicts on the site and along the streetscape. Access and circulation should be oriented to remote locations of the site and avoid access and circulation impacting walkable streets as defined in Article 3.
2. Provide adequate stacking spaces for automobiles before and after use of the facility; and



PLANNING COMMISSION APRIL WORK SESSION MEETING

Council Chambers, 800 1st Terrace, Lansing, KS 66043
Wednesday, April 17, 2024, at 7:00 PM

MINUTES

CALL TO ORDER

The April work session meeting of the Lansing Planning Commission was called to order by Chairman Jake Kowalewski at 7:02 p.m.

ROLL CALL / QUORUM ANNOUNCEMENT-

In attendance were Chairman Jake Kowalewski, Commissioners Janette Labbee-Holdeman, Jerry Gies, Richard Hannon and Mike Suozzo. Commissioners Brian Payne and Nancy McDougal were not in attendance. Chairman Jake Kowalewski noted that there was a quorum present.

OLD BUSINESS-

1. Approval of Minutes, January 17th, 2024, Regular Meeting

Motion was made by Commissioner Labbe-Holdeman to approve the minutes as written, and it was seconded by Commissioner Gies. Motion passed 5-0.

NEW BUSINESS-

2. Case 2024-UDO-001: Minimum Lot Size, Accessory Dwelling Units & Parking Requirements

Staff was tasked with reviewing the Unified Development Ordinance (UDO) to recommend revisions that would open up opportunity for development within the City. Staff reviewed the UDO and returned with the following three revisions to promote Residential and Commercial property development within the City. The three revisions are: 1) Reduce the minimum lot size for the R-1 and R-2 zoning districts (UDO Section 4.02); 2) Open Accessory Dwelling Unit development (UDO Section 4.03 & 4.04); and 3) Amend the Required Parking ordinance (UDO Section 7.03)

The open hearing was opened at 7:04 pm. There was no public present and no discussion for the public hearing. The public hearing was closed at 7:05 pm.

1. Discussion started with Commissioner Labbe-Holding expressing her concerns about reducing the minimum of lot sizes. Commissioner Geis stated that there are no limited space issues in Lansing. Commissioner Hannon asked why we would need to limit size. Various discussions occurred about these issues among the Planning Commission members as well as the potential and options that could occur in the future. There was also discussion about what has worked in the past for other counties/cities and what would work best for the citizens of Lansing.

Motion was made by Commissioner Hannon for approval of reduction of the minimum Lot size requirement (R-1 and R-2) as presented and it was seconded by Commissioner Suozzo. Motion passed 4-1.

2. Discussion then began about Accessory Dwelling Units with Commissioner Geis, regarding shed sizes and garages, stating there can be no more than one per lot with the exception of ADU. It was stated that we should allow people to do, within reason, what they want on their property. Mr. Gentzler explained that we are keeping the requirement the rear coverage of thirty percent of your lot area, as is. There was then discussion about the size of the unit vs the percentage of lot space that it takes up, and which one should be allowed. There was further discussion on the different types and sizes of ADU's and what should or should not be allowed.

Motion was made by Commissioner Hannon to approve Accessory Dwelling Unit development ordinance and it was seconded by Commissioner Labbee-Holdeman. Motion passed 4-1.

3. Discussion was held about parking requirements for different zoning areas, and what the needs are vs. what we require for the use of those properties. The purposed amendment changes that the minimum parking requirements would become suggested parking requirements. Which allows businesses to dictate how much parking is needed to meet their customer demands. In this, we would establish maximum parking, just not requiring a minimum parking.

Motion was made by Commissioner Labbee-Holdeman to approve the amendment of required parking ordinances and it was seconded by Commissioner Suozzo. Motion passed 5-0.

NOTICES AND COMMUNICATIONS- None

REPORTS-

ADJOURNMENT-

Commissioner Hannon made a motion to adjourn the meeting, the motion was seconded by Commissioner Labbee-Holdeman and the meeting was adjourned by acclamation at 8:21 pm.

Respectfully submitted,
Melissa Baker, Secretary

Reviewed by,
Joshua Gentzler, Community and Economic Development Director