

CITY OF FREMONT
MINUTES OF THE REGULAR PLANNING COMMISSION MEETING

Tuesday, April 28, 2009
Fremont City Hall

Call to Order: A regular meeting of the City of Fremont Planning Commission was held in the Council Chambers at the Fremont City Hall on Tuesday, April 28, 2009. The meeting was called to order at 4:02 PM.

Present: Chair Don Henry and Commissioners Jack Butterick, Dennis Caplis, Jane Drake, Marcia Eib, Jim Krouse, Peg May, Jim Sloan and Lon Vredevel

City Officials Present: Michele Ribant, Fremont Zoning Administrator

Approval of the Meeting Agenda

A motion was made by Peg May, seconded by Dennis Caplis and carried to approve the agenda as presented for the April 28, 2009 meeting.

Approval of the Fremont Planning Commission Minutes

A motion was made by Marcia Eib, seconded by Jim Sloan and carried to approve the minutes from the March 24, 2009 Regular Planning Commission meeting.

Property Split – Krommendyke Property (550 East Main Street)

Mr. David Jaunese explained that on behalf of his client, Mr. Preston Krommendyke, he is seeking approval to split the property located at 550 E. Main Street into four (4) parcels. It was explained that three of the parcels have street access from Maple Street, and one has street access from E. Main Street. Ms. Ribant explained that of the four proposed lots, three of them (parcels A, C & D) require approval of deviations to the maximum lot area requirement. The maximum lot area requirement in the Neighborhood District is 15,000 sq. ft. Ms. Ribant explained that she within her allowed authority as the Fremont Zoning Administrator approved the deviation to the lot area requirement for lots C (deviation of 2,795 sq. ft.) and D (deviation of 1,345 sq. ft.) as an administrative departure.

She explained that the Commission is being asked to consider a deviation of 18,916 sq. ft. to the maximum lot area requirement in relation to Lot A. It was explained that the following information is pertinent to Lot A:

Lot Area: 33,916 sq. ft.

Minimum Lot Area: 4,500 sq. ft.

Maximum Lot Area: 15,000 sq. ft.

Deviation Requested to Maximum Lot Area: 18,916 sq. ft.

Michele Ribant also reminded the Commission that the guidelines as outlined in the Code and as detailed in the staff report should be considered as they make their decision on the matter. She also informed the Commission that the property split cannot be approved until the applicant pays the City's assessment for improvements to Maple Street.

A motion was made by Lon Vredevelde, seconded by Jim Sloan and carried to approve the requested deviation of 18,916 sq. ft. to the maximum lot area requirement in relation to Parcel A.

Discussion on Uses in the Downtown Main District

Michele Ribant reported she consulted with LSL Planning in terms of adding the following requirement as part of the proposed Special Land Use permit requirements in relation to having offices located on the ground floor in the Downtown Main District, other than the ones that are already a permitted use:

- The ground floor occupation width of the building containing the office use shall not exceed 28 feet

Ms. Ribant said that LSL Planning felt as long as the following language was added in the Downtown Main District regulations, this requirement would be appropriate:

Intent of the Office Use Regulations in the Downtown Main District: Because of the historic retail and entertainment character of Downtown, Fremont, office uses on the first floor within the Downtown Main District are restricted. In order to promote uses that encourage downtown vitality, pedestrian activity and uses that encourage visits to multiple businesses, offices (which generally result in single purpose trips and less pedestrian activity) on the ground floor are limited only to those offices that existed on the adoption date of this Ordinance and those additional offices allowed by Special Land Use, provided that all of the use restrictions, requirements and standards of review are met.

The Commission discussed whether 28 ft. should be the cut-off for the proposed standard. Ms. Ribant provided the Commission with the linear frontage of the storefronts downtown. After some discussion, the Commission asked staff to stratify the linear frontages of the buildings on the four main blocks downtown, so a determination could be made as to what the appropriate linear footage should be with regard to the proposed standard.

Discussion on Proposed Public Participation Policy for Fremont Planning Commission

A motion was made by Jane Drake, seconded by Jim Krouse and carried to approve the Fremont Planning Commission Public Participation Policy as written.

Unfinished Business - Update on the Fremont Metal and Paper Plan

Michele Ribant reported that an amended site plan for the Fremont Metal and Paper Supply Co. has been submitted to the City, and the owner plans to bring the site plan before the Commission at its June 23, 2009 meeting.

New Business

A copy of the City of Fremont Capital Improvement Project Schedule was provided to the Commission. Chair Henry indicated that the Commissioners should review the proposed schedule, and if anyone has questions, those questions will be addressed at the next meeting.

Next Meeting

May 26, 2009
Fremont City Hall
Council Chambers
4:00 PM

Adjournment

There being no further business of the Planning Commission, a motion was made by Jack Butterick, seconded by Jane Drake, and carried to adjourn the meeting at 5:13 PM.