

## West Central Neighborhood Planning Minutes

September 2<sup>nd</sup>, 2010

Meeting Held @ Monroe Court @ 6:30 PM

- I. **Attendees:** Brad Chinn, Jason Wheaton, Joann Stewart, Kevin Swartz, Tirell Black, Annette Owen, Bonnie McInnis, Kelly Cruz, Jen Hussey, Dr. Marcus DeWood, LuAnn DeWood, George Craig, Rob Zimburean, Jessica Ryan, Tyler Troutman, Anthony
- II. **Approval of September Agenda:** George Craig moved to approve the Agenda and Joann Stewart seconded, Agenda approved.
- III. **Land Use Regulations: Why has Planning occurred the way it has?**
  - Update by Interns:** The Interns shared a detailed presentation of how we have gotten to the place we are in planning. They discussed how the areas are zoned and how this has led to a city full of rentals and apartment buildings in the past several years. (Please see handout)
  - Group Discussion:** What does it take to change the problem of too many rental units? What can we do to change the zoning? How have other cities done this? There was talk of George's strategic corners plan and the desire to remove non-conforming use limitations so that West Central Businesses in those zones can expand. There was discussion that O35 has not worked and that we should add a retail component. Ultimately this may take a Comprehensive Plan Amendment or overlay zone.
- IV. **Questions and Concerns from City Planning: Tirrel Black – City Planner**

It was discussed that city zoning should be different for each neighborhood so that they can grow and develop uniquely. It was discussed that we should not be regulating so much so that we drive businesses away as well as developers. We want to develop a plan, but we must also make it sustainable. Tirrel wanted to know where we are at in our plan and how much do we want to take on at this time? She asked what our biggest battle is and what our timeline is to complete the planning process? The group decided that we must start drafting our goals and that we cannot keep saying it, we have to start doing it.
- V. **Good of the Order:** No Concerns
- VI. **Adjourn:** Meeting adjourned at 8 PM