

CITY OF WORTHINGTON
PLANNING COMMISSION MEETING AGENDA

December 2, 2025; 7:00 p.m.

COUNCIL CHAMBERS, CITY HALL

1. CALL TO ORDER

2. AGENDA ADDITIONS/CHANGES AND CLOSURE

1. Additions/changes
2. Closure

3. APPROVAL OF MINUTES

1. November 4, 2025 Meeting

4. PLANNING COMMISSION BUSINESS

1. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION
Conditional Use Permit – 1550 1st Avenue

2. PLANNING COMMISSION REVIEW
Capital Improvement Plan

3. PLANNING COMMISSION DISCUSSION
Zoning Code – Presentation of Policy Summary and Diagnostic Scan

5. OTHER BUSINESS

Next Meeting: January 6th, 2026

ADJOURNMENT

**CITY OF WORTHINGTON
PLANNING COMMISSION MEETING
Tuesday, November 4, 2025; 7:00 p.m.
COUNCIL CHAMBERS, CITY HALL**

Members Present: Mark Vis, Brad Brake, Jason Gerdes, Chris Kielblock, and Craig Stock

Absent: Michael Hoeft and Erin Schutte Wadzinski

Staff: Matt Selof, Director of Community Development/Planning & Zoning; and Eddica Castañeda, Administrative Assistant

Others Present: Roy Nielsen, NB2A Investments LLC; Ari Roughton, Cannabis Consultant; Kris Bosma; business owner, Brian Bosma; business owner; and Chloe Farnsworth, The Daily Globe

CALL TO ORDER

Jason Gerdes called the meeting to order at 7:00 p.m.

AGENDA ADDITIONS/CHANGES AND CLOSURE

Chris Kielblock motioned to approve the agenda; seconded by Craig Stock. Motion was approved unanimously.

APPROVAL OF MINUTES – October 7, 2025, Meeting

Brad Brake motioned to approve the Minutes; seconded by Mark Vis. Motion was approved unanimously.

PLANNING COMMISSION BUSINESS:

**1) PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION
Conditional Use Permit – Dispensary, 607 10th Street**

Selof indicated that Roy Nielsen III, NB2A Investments, LLC (Roy's Premium Cannabis) has requested a conditional use permit to allow for the operation of a cannabis dispensary (cannabis retail store) at 607 10th Street. Pursuant to City Code Chapter 155, Appendix E: Table 5, cannabis retail facilities are permitted by conditional use only in the 'B-2' district, the zoning designation of the subject property.

Staff recommends approval of the current request subject to the following conditions:

1. The business shall have no blinking, flashing, fluttering, or other lighting or signage that is inconsistent with surrounding businesses. Lighting not visible from the exterior of the business shall not be subject to this requirement.
2. The business shall have no digital signs.
3. Security cameras shall adequately cover exterior areas of the business and must maintain compliance with applicable rules and statutes of the State of Minnesota.

The above conditions are similar to what has been required on other approved conditional use permits for dispensaries.

Planning Commission action is requested.

Discussion –

Kielblock – Who owns parking lot to the South?

Selof – Parking lot is owned by Sanford Health.

Kielblock motioned to open the public hearing seconded by Vis.

Discussion –

Brian Bosma; husband of Kris Bosma – Property owners of 923 and 927 6th Avenue which are to the South of the proposed business location. Wife runs two professional businesses from their building and they are concerned with the proposal based on the fact that both businesses run by his wife are professional. There is a certain level of clientele she has strived to bring in over the years. They are concerned with the safety of their clientele who are mainly children, elderly, and women. They purchased their building 27 years ago and part of the reason was for the location and the safety of the location. They are also concerned with their building and what will happen in or around the building during the night or even during the day. What will the proposed business do to the worth of their building and what will it do to their business? Will they have the need to add security at their expense? Is the dispensary allowing on-site consumption? If so, how will that affect their clientele as they are walking by or to their business? Their business serves customers from the tri-state area. They drive all the way to Worthington for their services and how will the negative effects of the proposed dispensary affect their business ultimately?

Selof – Dispensaries are only allowed to be open from 10am to 9pm by State law.

Kielblock – Matt, is there public consumption like on city sidewalks and parking lots.

Selof – Consumption of the product on public spaces, public sidewalks, parks is illegal and this includes on-site consumption.

Kielblock to Bosma's - What are the business hours of your current businesses?

Kris Bosma - The hair salon is open from 8am to 8pm and the tanning salon is accessible 24 hours.

Brian Bosma - They are mainly concerned for the safety of their clients especially the ones accessing the 24-hr. tanning salon since the alley is not very well lit.

Roy Nielsen III, NB2A Investments, LLC – Understands the concerns brought up by the Bosma's. He has employees he has to worry about as well. He is not concerned with employee safety as they will have security cameras all around the property. No on-site consumption is allowed so that shouldn't be a concern. Would like to rent some of the parking space in the back. Ari is going to set up the store and she can speak to it.

Kielblock – Do you limit the number of customers in the business at one time?

Ari Roughton, Cannabis Consultant – They can certainly limit the number of customers in the store at one time if the city requires it.

Nielsen – No, we do not limit the number of customers at a time but we can certainly do that if that's a requirement from the city. However; we would be willing to comply if the other dispensaries in town are also held to the same standards.

Brian Bosma – If a customer goes out to their vehicle and starts to consume the product in the parking lot, who would control that?

Roughton – We would ban them from the premises and we would discontinue the relationship with the customer and possibly report it if they are breaking the law.

Gerdes – For the audience's sake, can you explain the process since the product is not made at your store.

Roughton – The inventory is received into the retail store so there will be live cameras on the inventory behind the counters. They will not have direct access to the cannabis.

It will be put into a sealed child proof bag. The directive is that it cannot be consumed until you are off the property and preferably in your own home. They will be checking IDs; must be 21 years of age or older. If they were to commit something illegal, they would have a form of knowing who it was and they would discontinue their relationship with that customer. I am Ari Roughton, Cannabis Consultant for Roy. All concerns are fair. I have worked in the cannabis industry for 14 years and based on my experience, professional cannabis stores are staffed by professionals and actually enhance the security of surrounding areas as they have to adhere to regulatory requirements. It is very common for them to have relationships with local law enforcement who frequently ask for camera footage for investigations that sometimes have nothing to do with the dispensary. The dispensary will not be open past 10pm and we are committed to being good neighbors. There are some options that can be discussed further such as adding additional lighting but also potentially adding security patrol in the future.

Gerdes – In your other locations, can you provide some past experiences with issues such as breaking in, theft, and loitering.

Roughton – If you look at it from the prospective of a criminal or someone looking for a place to break into, a cannabis dispensary is the last place you want to break into. It is very heavily monitored and law enforcement will be there in seconds. All doors are FOB and there is no access for entry. In her experience, there have been several attempts to break in some of the Los Angeles area stores but nobody was ever able to get out of the store with any product and they were apprehended fairly quickly. They have state-of-the-art monitoring systems. Also, alarms are directly connected to law enforcement.

Kielblock – Based on the concerns of the Bosma's, would it be possible to add security/camera systems to monitor their property?

Roughton – Would have to check with the state because they are the ones that dictate that. She believes it may be possible but she can check with the regulator and get back to them on that.

Nielsen – We want to be good neighbors. As I indicated in my previous presentation, we want to give back to the community. Worthington is more personal to me because I've lived here for a number of years. Three of my siblings were born here.

Brake – I don't expect you to have this data off the top of your head but just by chance, with any of your other locations have you noticed any issues with property valuations? Do they go up or down?

Nielsen – In Sioux Falls, the location is on Louise Avenue and the location speaks for itself. Would like to exchange phone numbers with the Bosma's for any concerns that may arise.

Brian Bosma – Its foreign to us but our concerns are legitimate because at the end of the day the safety of our clientele is paramount to us. My wife is proud to be a member of the Worthington downtown. The value of the building is essentially the value of our entire business.

Roughton – Invited the Bosma's to take a tour of their facility in Sioux Falls if they are ever in the area. Explained that they want to have open windows and just like any other business.

Gerdes – Do you want to discuss your plans about signage on building and windows.

Nielsen – I can't speak intelligently on the matter because I don't remember what the guidelines are for us. I know we can't have flashing or blinking and I'm not sure what the exterior limitations are.

Selof – Are you planning for a standard building sign? Is it going to be back lit?

Nielsen – Yes, a standard back lit building sign. Street facing or parking lot facing cars.

Gerdes – What would your hours of operation be?

Nielsen – Wouldn't be more that what the state allows. Currently we are not sure about Sundays. Two other of his locations are closed on Sundays. It's going to be a lot of competition in Worthington.

Kielblock motioned to close the Public Hearing; Stock seconded the motion.

Stock motioned to approve the request for the conditional use permit with the conditions set forth by the staff to include adding cameras and additional lighting to the back of the building; seconded by Brake. The Motion was approved unanimously.

Will go to City Council on November 10, 2025, for final approval.

OTHER BUSINESS:

Next meeting is set for December 2, 2025.

ADJOURNMENT

Kielblock moved to adjourn the meeting; seconded by Brake. Motion approved unanimously.

The meeting was adjourned at 7:35 p.m.

1. PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION

Conditional Use Permit – 1550 1st Avenue. Car Detail and Tint Business

A. Background

Alexander Magana is requesting approval of a conditional use permit to allow for the operation of a window tint and detailing business at 1550 1st Avenue. If approved, the applicant plans to move their existing business from another city to this location. Pursuant to City Code Chapter 155, Appendix E: Table 5, automotive repair and services are permitted by conditional use only in the 'B-2' district, the zoning designation of the subject property.

B. Considerations

1. The applicant is seeking approval to open an automotive detailing and tint business at 1550 1st Avenue, shown in Exhibit 1A. The applicant currently operates this business in another city and would relocate to this location. The subject property has most recently been used by an automotive sales business.

The building is set up with shop space, offices, and bathrooms from the prior auto sales business. Little to no renovation work is needed to prepare the building for the proposed detailing and tint business.

The applicant will be a tenant, not the owner of the property.

2. As shown in Exhibit 1B, the subject property is currently zoned 'B-2' Central Business District. Both automotive services (car washes, gas stations, and similar businesses) and automotive repair services are permitted in the 'B-2' district by condition use only. The proposed business is a hybrid between the two defined uses in City Code.
3. Conditional use permit requests provide an opportunity to attach special conditions of approval to a proposed use of property to alleviate conflicts with surrounding properties. The first step in considering potential land use conflicts is to look at the surrounding zoning and land uses. As shown in Exhibits 1B and 1C, the surrounding zoning and land uses around 1550 1st Avenue are as follows:

North: 'R-4' Medium Density Residential. Mostly single-family homes are located directly across 1st Avenue. There are a number of large garages and storage buildings built on the 1st Avenue side of these properties.

South: Railroad tracks border the rear of the property.

East: 'B-3' General Business. Properties east of the subject property change to the 'B-3' district. Directly east of the property is green space encompassing the right-of-way of the former 16th Street railroad crossing. That space remains as public right-of-way today.

West: 'B-2' Central Business District. A storage building is adjacent to the subject property with an automotive repair business further down the road.

4. The City's 2045 Comprehensive Plan identifies the subject property as future neighborhood commercial suitable for businesses serving the immediate community. The plan also identifies a number of goals related to business attraction, expansion, and support. The request from the applicant would bring their business into the City.
5. Photos of the subject property can be seen in Exhibit 1D.

C. Conclusion and Recommendation

Staff recommends approval of the request subject to the following conditions:

1. There shall be no parking on the boulevard or adjacent right-of-way.
2. There shall be no increase in the width of the driveway openings and no increase in paving of the boulevard.
3. The subject property must maintain compliance with all applicable local, state, and federal standards and requirements.

Planning Commission action is requested.

2. PLANNING COMMISSION REVIEW

Capital Improvement Plan

Each year, Planning Commission reviews the updated Capital Improvement Plan (CIP) for the City. The CIP guides projects and large capital improvement expenditures across the City. The Plan covers 5 years.

Review of this plan not only follows the powers and duties of the Commission specified in City Code Chapter 151 but provides an opportunity to assess the CIP in relation to the goals of the Comprehensive Plan.

City Engineering staff will be in attendance to present the CIP.

3. PLANNING COMMISSION DISCUSSION

Zoning Code – Presentation of Policy Summary and Diagnostic Scan

Staff with MSA will be in attendance to present a policy review and diagnostic memo regarding the City's current zoning code of ordinances, opportunities, and high-level ways to align a new code with the Comprehensive Plan.




The memo and some associated maps are excluded as Exhibit 2.

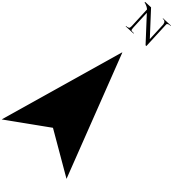
1550 1st Avenue



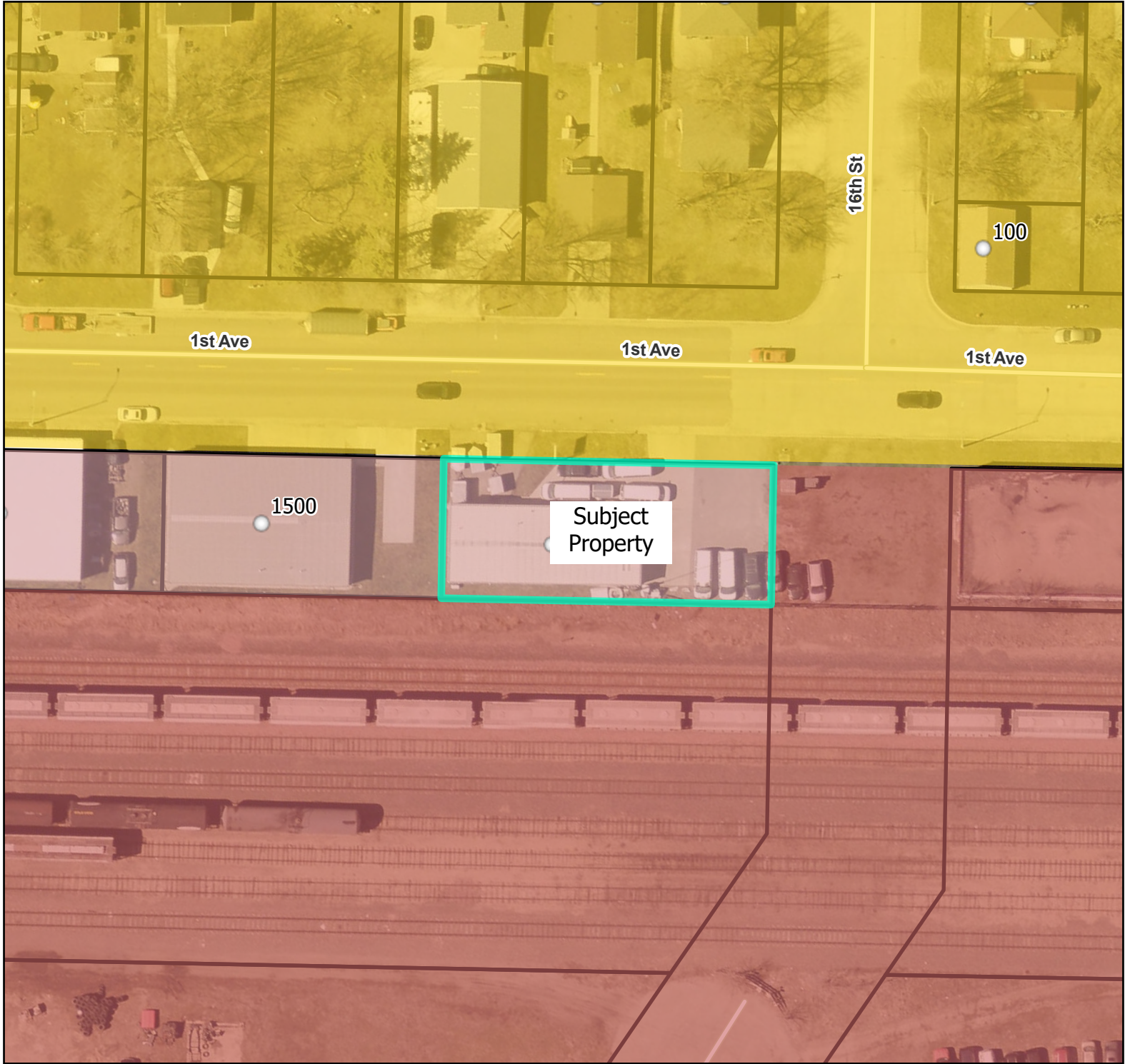
Legend

-  City_Limits
-  parcels
- Easements**
-  Easements

-  Platted Easements
-  Streets
-  Address_Points






1550 1st Avenue Zoning






Legend




 City_Limits




Zoning Districts

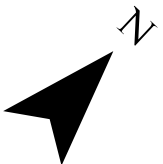
 B-1, Neighborhood Business District
 B-2, Central Business District
 B-3, General Business District

 B-4, Shopping Centers District
 I, Major Institution District
 L, Lakeshore District
 M-1, Light Manufacturing District
 M-2, General Manufacturing District

 PUD, Planned Unit Development
 R-1, Residential - Single Family Detached
 R-2, Residential - Single Family, Low Density District

 R-3, Residential - Low Density Preservation District
 R-4, Residential - Medium Density District
 R-5, Residential - Multi-Family, Medium and High Districts

 R-6, Residential - Mobile Home District
 S, Natural Features District
 TZ, Transition Zone District
 parcels
 Streets
 Address_Points



Surrounding Land Uses



Legend

- Address_Points
- - - City_Limits
- ▭ parcels
- Streets





Exhibit 1D



Exhibit 1D

To: Matt Selof, Community Development Director
From: Claire Stickler & Michael Lamb, Michael Lamb Consulting
Subject: Policy Summary and Diagnostic Scan
Date: November 25, 2025

As part of the Zoning and Subdivision Code Update, MSA Professional Services Zoning Staff conducted a initial review of how well current regulations align with the community’s vision and goals, identify key areas for improvement, and provide direction for initial code revisions. This includes an initial scan and summary of the current Zoning and Subdivision Code to determine whether any regulatory or procedural barriers exist—such as overly technical language, unclear provisions, and/or inefficiencies—that may hinder the City’s ability to maintain a code that promotes orderly growth, housing diversity, economic development, and a streamlined development process. Additionally, this memo summarizes several zoning-related goals and priorities that are drawn from the Comprehensive Plan, and other applicable land use and development-related policies. We will continue to review and analyze the existing policies, requirements and regulations as we proceed with the scope.

The scope of work addresses the following chapters (as defined in the rfp):

- Chapter 99: Outside parking of vehicles; display of vehicles for sale. This Chapter primarily regulates vehicle parking, driveways etc. It has significant overlap with regulations in Chapter 155.
- Chapter 151: Planning. This Chapter is primarily administrative in nature. It establishes a Planning Commission, identifies the role of a Comprehensive Plan, calls for zoning maps, street extension maps, and procedures relating to changes in maps and ordinances.
- Chapter 153: Signs. This Chapter regulates signage within the City.
- Chapter 154: Subdivisions. This Chapter regulates subdivisions, platting, and public improvements (streets, sidewalks, etc.).
- Chapter 155: Zoning. This Chapter covers all zoning regulations in the City and will be the main focus of the project. Appendices A through J will be either, reviewed and updated, or dissolved and absorbed into the main chapter text.

Worthington 2045 Comprehensive Plan

The Comprehensive Plan identifies several key zoning-related challenges and opportunities. One of the most significant is ensuring that the zoning code update aligns with the Comprehensive Plan’s vision, particularly with regard to the Future Land Use Map, which outlines the City’s desired land use development patterns. The alignment of the zoning code with the Comprehensive Plan’s guidance becomes particularly critical when addressing housing, especially in terms of increasing housing diversity and affordability.

Currently, Worthington’s housing stock is predominantly composed of single-family homes and large apartment buildings, with fewer smaller-scale housing options such as townhomes, duplexes, condominiums, and accessory dwelling units (ADUs). The Comprehensive Plan outlines several goals and actions aimed at addressing these housing challenges, many of which will require adjustments to the zoning code to support the desired outcomes:

Land Use:

- Update the zoning ordinance to reflect land use category changes, including density and district modifications.
- Update and reorganize residential zoning districts, including dimensional standard updates to promote a variety of housing types.
- Explore and pursue amendments to the zoning ordinance to support the commercial land uses and goals identified in the plan, including dimensional standards and allowed use updates.
- Develop zoning category and process fact sheets to educate the public and property owners on regulations and processes. Create in English and Spanish

Reorganization of Residential Districts:

- Adopt zoning amendments to better support variety of housing type and densities as transitional infill adjacent to larger apartment complexes, commercial areas, and high volume transportation corridors. Also, identify underutilized properties, such as surface parking lots and vacant office spaces, for potential multi-family or mixed-use development.

Innovative Housing Solutions:

- Support flexibility for prefabricated housing and alternative construction methods in the zoning code. The comprehensive plan housing chapter discusses the objective to support the development of denser, more walkabout housing with adequate walking distance to recreational amenities.

Commercial Districts:

- To support future growth and investment of commercial properties, the city should maintain and understand the characteristics desires for various types of development to assist with development siting.

Flexibility:

- There is a desire for the updated code to ensure flexibility for a variety of uses within residential, commercial and industrial districts.

Other Applicable Policies

To be determined

Summary of Code Chapters**Chapter 99 Outside Parking of Vehicles; Display of Vehicles for Sale**

Chapter 99 is found under Title IX General Regulations. It includes a set of definitions and a number of requirements that are mainly performance in nature. There is reference to Chapter 97 Abandoned and Inoperable Vehicles which also include additional definitions and performance standards. One or both of these could be considered for inclusion in the zoning Chapter 155.

Chapter 151 Planning

Chapter 151 is a relatively short chapter that identifies the Planning Commission and makes official reference to the Planning Commission's program of work, Comprehensive Guide Plan (which is not the formal reference to the current comprehensive plan), zoning map, street extensions and procedures for change. This chapter is probably better served being incorporated into the zoning chapter.

Chapter 152 Flood Plain Management

MSA will update this chapter separately from the Zoning Code update. The purpose of this update is to align Chapter 152 with the Minnesota Department of Natural Resources (DNR) Model Floodplain Ordinance (September 2023) and to ensure compliance with Minnesota Rules 6120.5000 – 6120.6200 and FEMA National Flood Insurance Program (NFIP) regulations (44 CFR §§59–78).

Chapter 153 Signs

Chapter 153 contains 8 pages of regulations including some definitions, types of signs that are exempt, signs that are prohibited and other related regulations. Sign requirements are regulated per each commercial and/or industrial district regarding total sign area, maximum size and maximum height contained in an easy to read table. Scoreboards have additional and more specific regulations. The September Planning Commission meeting included discussion about regulation of off-premise signs and in particular digital billboard operation. The November PC meeting included a text amendment regarding off-premise signs.

Chapter 154

This chapter includes pretty straightforward rules and regulations; we will provide more in depth review and analysis at a future meeting.

Chapter 155 Zoning

The zoning code appears to have been initially adopted in 1969 but we don't have any definitive info about that date or if a code was in place prior to that date. Nonetheless the code is a typical Euclidean based ordinance that is comprised of a number of residential, commercial and industrial zoning districts that separate one use type from another. There are no true 'mixed-use' districts though the B-1 Neighborhood Business District does allow residential uses either as permitted (single family) or as a 'special development'. Section 155.010 includes a list of definitions and Section 155.142 includes another set of definitions related to the Shoreland Overlay district.

The code is generally arranged in a logical manner by addressing title and purpose, followed by separate sections for general regulations, uses, districts, etc. Administrative topics are located at the end of the chapter followed by an Appendix that includes a set of 7 tables containing most of the quantifiable urban standards, parking lots requirements and specific development standards. The Appendices make for a handy reference section but district urban standards could be more useful co-located to the district they are associated with.

Some general observations:

- The code contains multiple superfluous or additive words and phrase such as: *thereof, hereby, adjudges, herewith, such, thereon, so indicated, shall be construed, said, above named features*, and other similar words that sometimes defy interpretation when more readable plain English would better serve the reader.
- Like additive words, there are many paragraphs in the code that are hard to read or interpret e.g., ... *“Average depth of front yards. In any R District, where the average depth of at least two existing front yards on lots within 150 feet of the lot in question and with in the same block front is less or greater than the least front yard depth prescribed elsewhere in this title, the required depth of the front yard on such lot shall be modified to be not less than the average depth of said existing front yards on the two lots immediately adjoining, less five feet; provided, however, that the depth of a front yard on any lot shall be at least ten feet and need not exceed 35 feet.”*
- Approximately 12 pages of definitions that could be better located near the back of the document. In addition, there are several more pages of definitions related to the Shoreland Overlay district and definitions included in the Appendix related to uses. All these definitions will need further review but in any case could all be co-located in one location.
- The definition of Development contains over 24 conditions or stipulations and seems highly over-written when a more direct or concise definition could be more applicable.
- Odd or obscure technical requirements and procedures such as....” *HIGH DENSITY CRUSHED ROCK. A type of material which will not generate quantities of fugitive dust and polluted runoff in excess of that typically found to be generated by conventional hard surfacing; and of which not more than 3% of the material by weight shall pass through a standard number 200 sieve.”* *“Smoke. Measurements shall be at the point of emission. The Ringelman Smoke Chart published by the United States Bureau of Mines shall be used for the measurement of smoke. Smoke not darker or more opaque than No. 2 on said chart may be emitted for periods not longer than four minutes in any 30 minutes. These provisions, applicable to visible grey smoke, shall also apply to visible smoke of a different color, but with an equivalent apparent opacity.*
- Section 155.042 that addresses parking and loading requirements contains over 9 pages of conditions not including information located in Tables 2, 6 and 7. The beginning of this section also includes almost an entire page of instructions on how to read and use the tables which seems very unusual.

Residential Districts

The code including 8 residential districts that address single family, duplex, multifamily and mobile home types. In addition, R-7 address smaller floor area dwellings (single family detached, though minimum floor area of 850 SF is same as R2, R3, R4 and R5). R-3 and R-8 is to allow reinvestment in the older residential areas of the city. The R4 district is mainly located adjacent to the central business core; contiguous to that is the R3 district. Both of these districts are part of the older, established residential blocks in the city and may have more in common than what differentiates them.

Purpose & intent

R1: single family detached residential

R2: allows up to 3 units/acre single family attached and detached types

R3 & R8: intended to encourage low density preservation

R4 & R5: intended to allow medium and high density residential including multifamily

R6: allows mobile home types

R7: single family detached for dwellings of small floor area

Some common urban standards

R1 & R8: min lot 7500 sf/min. width 75'/min front yard 30'

R2 & R3: min lot 6000 sf/min. width 60' & 50'/min front yard 20'

R6 & R7: min lot 5,000 sf/min. width 50'/min front yard 20'

In general it appears that there may be more residential districts than are practically necessary; for R7 and R8 it seems that neither have been mapped. It may be productive to consider the physical built form of the city and use these conditions to calibrate appropriate standards and regulations based on the character areas of the city.

Mobile Home Park

R6 is the mobile home park district which includes minimum park requirements, home lot requirements, site improvements, and other standards. This district may need further review in order to determine regulations that are fair and equitable.

Commercial and Industrial Districts

The code contains four (4) commercial districts each focused on a particular scale and pattern at various locations.

B1 Neighborhood Business District permits development that is compatible in scale and use to residential uses. Our initial mapping analysis shows only 1 of these districts in the city.

B2 is the Central Business District whose core blocks are bounded by 5th Ave, 12th St, 1st Ave and 9th St.

B3 is the General Business District which accounts for most of the commercial zoned land in the city.

B4 is narrowly defined as the Shopping Centers District intended to allow pre-planned shopping centers. Only 2 parcels are zoned B4.

Industrial Districts

There are two industrial districts named Light Manufacturing (M1) and General Manufacturing (M2). The former is said to allow for non-nuisance uses which may be located close to residential areas; the latter for uses that are not compatible with most other uses.

Other Districts

These include:

- Major Institution District (I) which includes the school and college campuses as well as the hospital downtown and the county fairgrounds.
- Flood Hazard District – reference Chapter 152.
- Transition District regulates those areas that are not platted and thus allows agricultural uses as well as recreation uses. Low density residential uses are allowed in this district.
- Shoreland Overlay District as shown on the zoning map, contains a detailed set of requirements and standards as authorized by Minnesota State Statutes.
- Heritage Preservation is a well defined and regulated part of the code. This section contains specific definitions, establishment of a Commission and all designated sites must follow design guidelines as adopted by the Commission. Not sure if there are any sites designated at this writing; additional review may be needed.
- Natural Features District addresses wetlands, woods and public waters

Appendices

The appendix is a convenient section that contains Tables 1-7 which include quantifiable standards related to bulk and height of lots, off street parking, fences, buffers, uses, Shoreland Overlay uses,

parking in the 6 block core area (B2) and parking lot standards. Appendix I addresses flood control for Okabena Creek and Appendix J specific development standards – asphalt mixing and manufacturing plant.

It may be more helpful if many of these tables and/or table requirements are co-located with applicable districts and other subjects as needed.

Planning Commission Agendas

A quick scan of published agendas and minutes illustrated topics and trends that are being governed by the Commission. These include (with number of times on the agenda in parentheses):

- Cannabis text amendment as well as CUP for 4 different locations in the city (7)
- Conditional use permits: industrial use, warehouse and auto repair (3)
- Accessory structure allowance on large lots (2)
- Off premise signs (2)
- Topics that were addressed once: R1 side yard setbacks, PUD amend., Prelim plat, variance, change of zoning district, terms of sale

Mapping

Some initial analysis shows:

- Only 1 parcel zoned B1 Neighborhood Business
- Only 2 parcels zoned B4 Shopping Centers
- Majority of land along and north of Oxford St is zoned B3 General Business

Issues Identified

The zoning code amendments from our initial staff review are as follows;

1) Allow More Residential Use Types and Variety Across All Residential Districts

- Expand Allowed Residential Use Types:

2) Allow Mixed-Use Building Types More Broadly

- Add a Definition for Mixed-Use: Introduce a clear definition for mixed-use structures in the zoning code.
- Permit Mixed-Use Structures by Right: Explicitly allow mixed-use structures in most commercial and high-density residential districts without requiring additional approval procedures.

3) Review Procedures

- Approval Timelines: Evaluate and reduce approval timelines for rezonings, subdivisions, and administrative design review to a maximum of 30 days from a completed application.

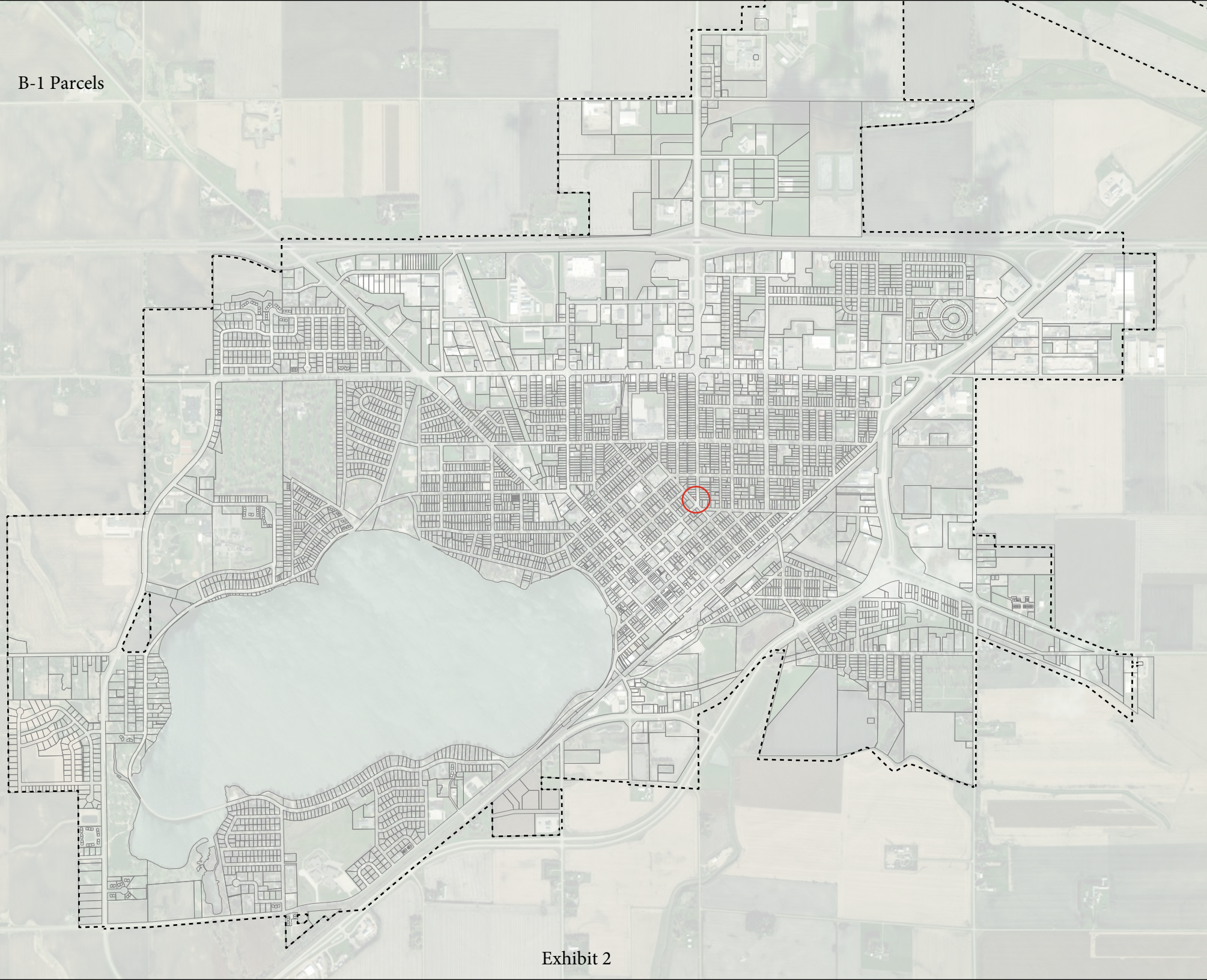
4) Be More Clear on the Intent of Residential Districts and Seek Consolidation

- Consolidate Zoning Districts: Reduce the number of residential zoning districts and include an intent statement for each district aligned with the comprehensive plan future land use districts.

5) Code Clarity

- Clear Language: Rewrite the code in clear, modern terminology.
- Cross-References: Add section text titles to cross-references for better understanding.
- Images and Illustrations: Include extensive use of illustrations in the code update.

B-1 Parcels



B-2 Parcels

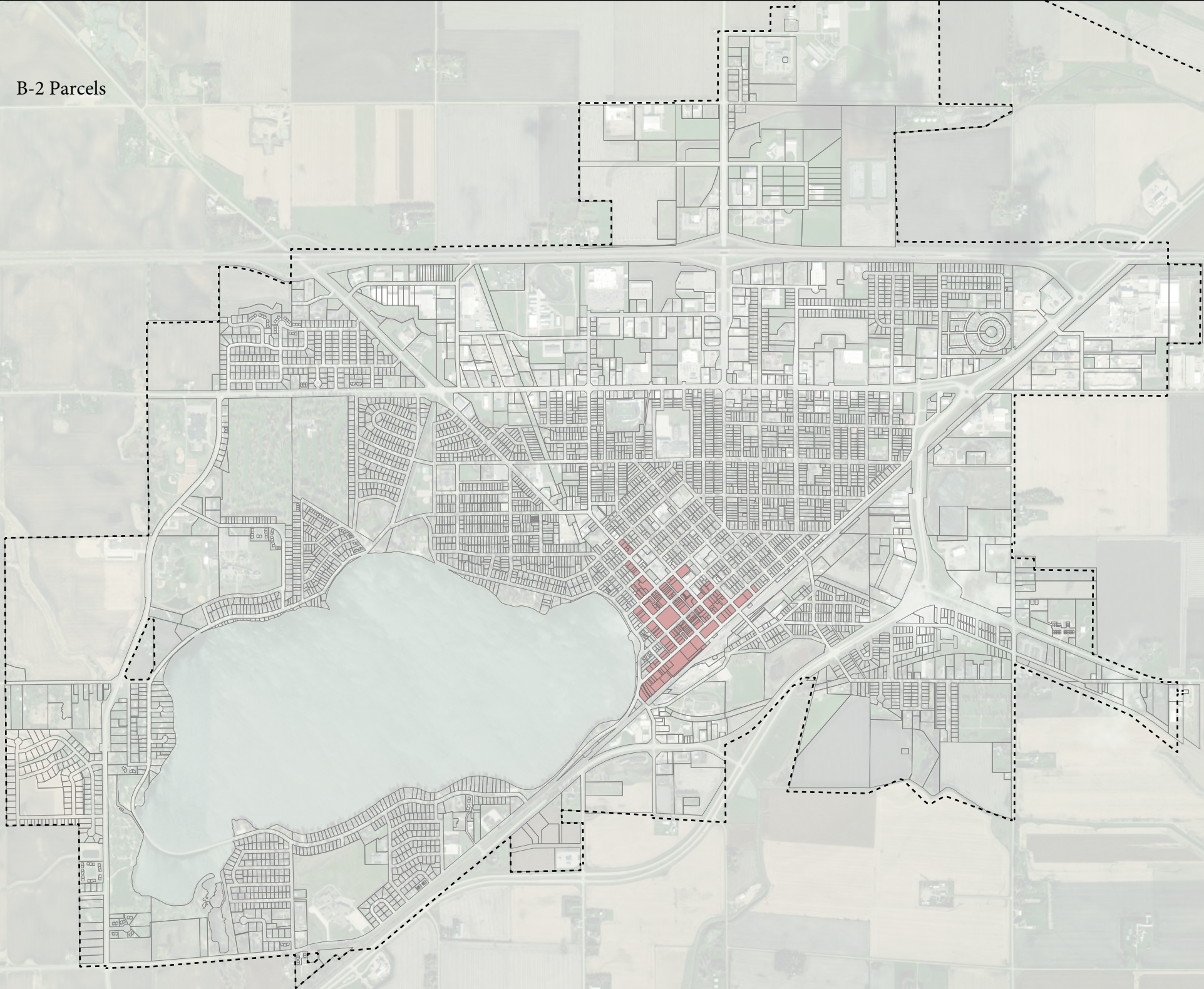
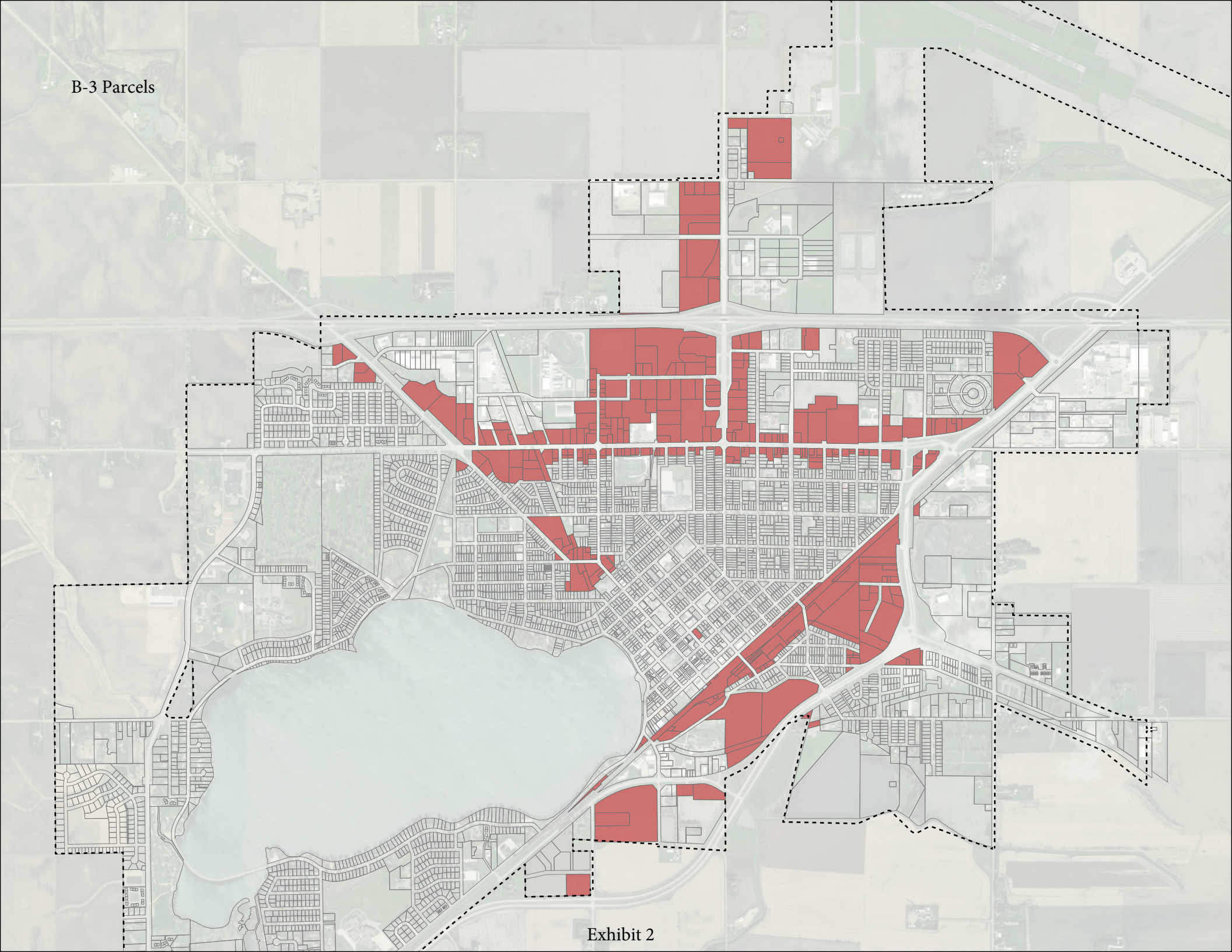


Exhibit 2

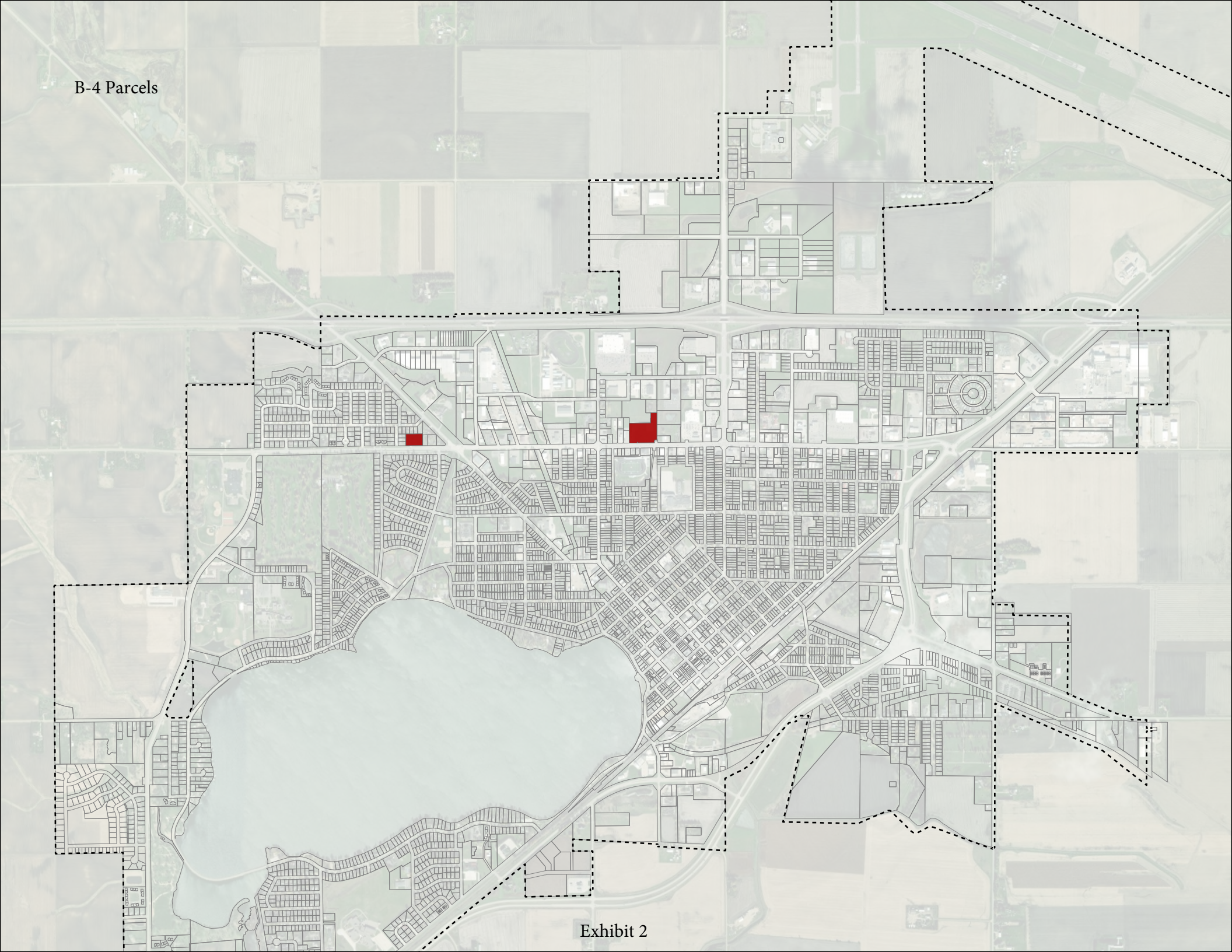
B-3 Parcels

Exhibit 2



B-4 Parcels

Exhibit 2



Block Diagram With Parks and Open Space ('S' Zone Properties)

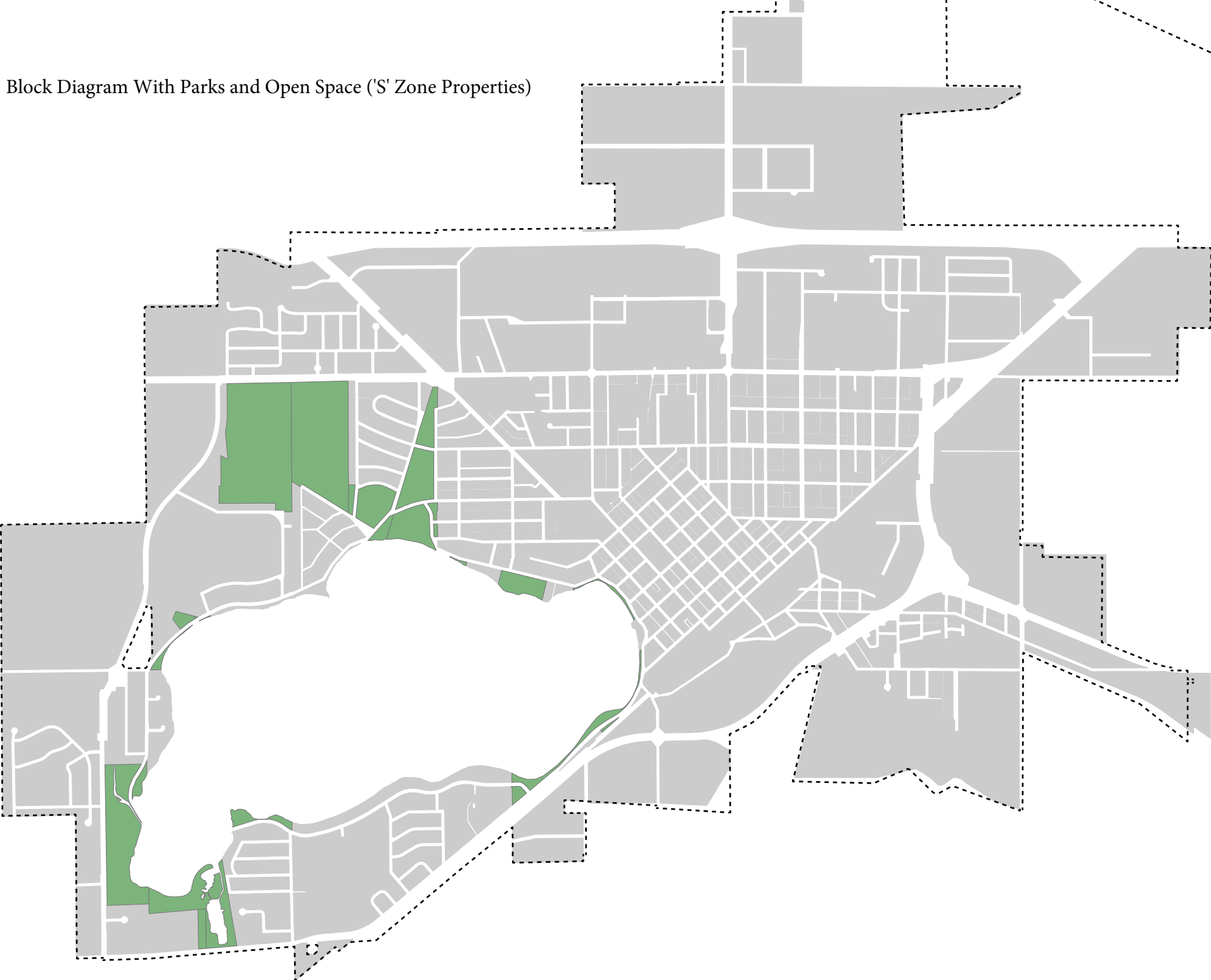


Exhibit 2

Blocks and Buildings



Exhibit 2

R Lots 5000 Sqft and Under

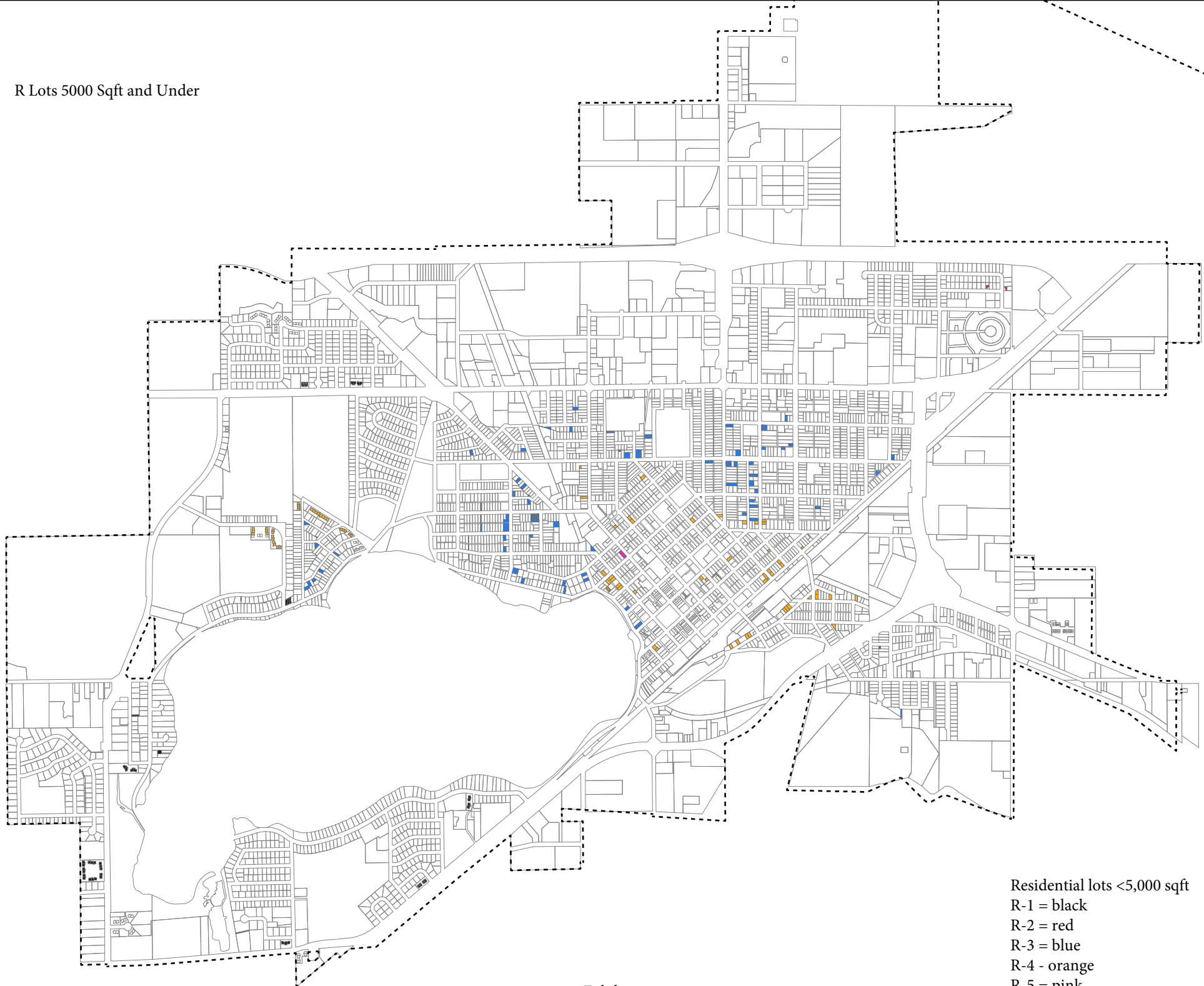
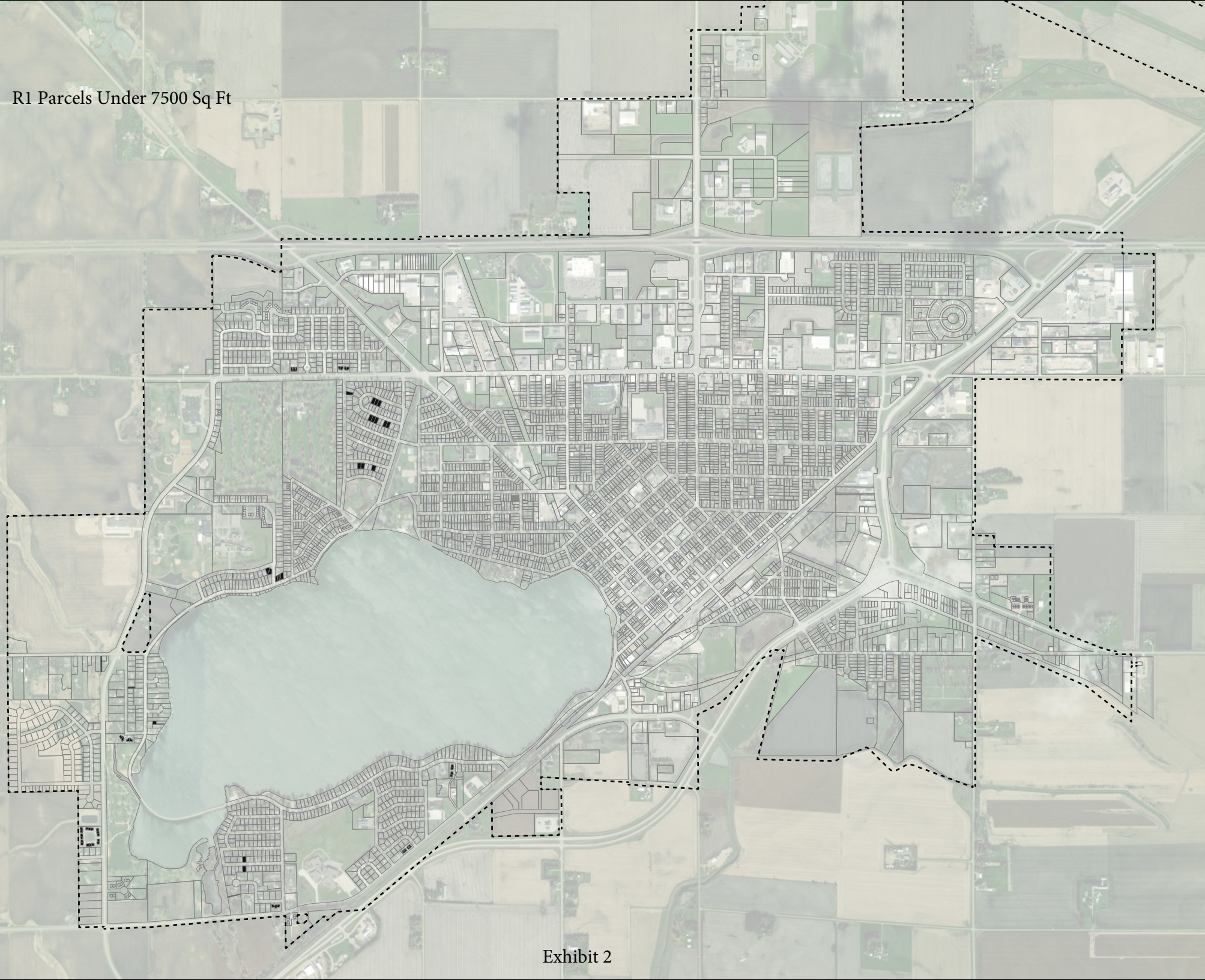


Exhibit 2

R1 Parcels Under 7500 Sq Ft





Street Block Diagram