

**Record of Proceedings  
City of Lafayette  
Planning Commission  
Tuesday November 27, 2012**

Chairperson Patzer called the meeting to order at 7:00 p.m. Those in attendance included: Chairperson Patzer, Vice Chair Wong, and Commissioners Steinbrecher, Nickell, Knuth, Wilgus, and Benson.

Staff present included Planning Manager Karen Westover, Planner Roger Caruso and Recording Secretary Michelle Verostko

**II. Items from the Public Not on the Agenda**

None.

**III. Minutes for October 23, 2012 Meeting**

*Commissioner Knuth moved the Planning Commission approve the meeting minutes for October 23, 2012, Commissioner Benson seconded the motion. All voted in favor of the motion.*

**IV. Scheduled Items**

*Since the applicant for the first agenda was not yet present at the meeting, the Planning Commission rearranged the agenda to hear Code Amendments first.*

**A. Code Amendments – Modification of Parking Requirements**

Planning Manager Karen Westover entered the staff report into the record. She stated that this application is a request to amend the Development and Zoning Code Section 26-20-10, Modification of Parking Requirements. She explained that as part of the implementation of the Downtown Vision Plan, the Lafayette Urban Renewal Authority (LURA) is working on shared parking agreements with downtown businesses. Parking agreements would allow public parking in private parking lots. Ms. Westover explained how the parking agreements would work. There is a concern however that a business that shares their parking may not comply with the Development Code because they lose some of their required parking. The proposed code amendment would give City Council the ability to modify the number of required parking spaces if a property owner provides public parking.

Ms. Westover reviewed the proposed code amendment. Staff supports the proposed amendment finding it promotes the establishment of public parking agreements and gives the City Council flexibility to review each parking requirement on a case by case basis.

Chairperson Patzer opened this portion of the meeting for public testimony at 7:10 p.m. No one addressed the Commission; therefore Chairperson Patzer closed the public hearing.

The Planning Commission asked staff what are the City's current parking code requirements for commercial and industrial uses, who would be responsible for parking lot maintenance, whether the city would initiate the shared parking agreements, whether there would be signage for the parking lots, and whether any of the shared parking requests would be reviewed by the Planning Commission. Other questions included whether the city had or operated a shuttle bus service, what are the downsides to allowing reduced parking requirements, would there be administrative expenses to the program, and how would it be enforced.

**Motion**

*Commissioner Knuth moved the Planning Commission recommend the City Council approve the proposed amendment to Chapter 26-20-10 of the Lafayette Code of Ordinances, finding that the proposed amendment is in the best interest of the City of Lafayette. Vice Chair Wong seconded the motion. Chairperson Patzer, Vice Chair Wong, and Commissioners Benson, Knuth, Nickell and Steinbrecher voted in favor of the motion and Commissioner Wilgus voted against the motion.*

**B. Forest Park Subdivision, Lot 9A, Block 2, PUD Amendment and Vacation of Easement**

Planner Roger Caruso explained that the Planning Commission agenda did not list the vacation request. Since the vacation request requires City Council approval and not Planning Commission approval, staff would only discuss the PUD Amendments and recommended the Planning Commission disregard the vacation motion.

Mr. Caruso entered the staff report into the record. He noted the location of the property in the Forest Park Subdivision. He reviewed the previous approvals for this property which included a plan for seven lots with three two-unit buildings and one single building. All the units, which were to be either office or residential, have been built. On Lot 9A, a single-car detached garage was planned, however, the applicant determined the approved location of the garage would severely inhibit sunlight into the unit and the visibility of the unit. Therefore the applicant is requesting to move the garage. He explained that a PUD amendment is requested for Lot 9A, Block 2 of Forest Park Subdivision to reduce the separation between an accessory structure and a residential unit, reduce the setback of the driveway from the property line, and reduce the side yard setback so the relocated garage would have a better fit and increase the exposure of the unit on Lot 9A.

Mr. Caruso reviewed the site plan and showed pictures of the units and overall site. Staff concurred that the approved garage location would severely inhibit sunlight into the unit and visibility of the office and/or residential unit of Lot 9A. Staff believes locating the garage northwest of its current location is the minimum PUD amendment request necessary.

Staff recommended the Planning Commission approve the Forest Park Preliminary Plan/PUD Amendment, subject to staff's recommended condition, finding the plan complies with the criteria of Section 26-18-5(b) and (d). The plan is unique; in the best interest of the city; and the code modifications are in the best interest of the city and the neighborhood.

Doug Tiefel, Columbine Land Resources, 1340 Forest Park Circle, Lafayette, explained the reasons behind their request for a PUD Amendment to relocate the garage and reduce the garage to a single car garage.

Chairperson Patzer opened this portion of the meeting for public testimony at 7:40 p.m. No one addressed the Commission; therefore Chairperson Patzer closed the public hearing.

The Planning Commission asked staff whether this unit was a residential unit that has received a certificate of occupancy, whether the unit gets any afternoon sun, and how the site drains.

The Planning Commission asked the applicant whether the unit was currently occupied. The applicant explained that the unit is currently rented to their maintenance person and they want to use the garage for their maintenance equipment. Mr. Tiefel discussed drainage on the site.

The Planning Commission discussed the merits of the proposal.

**PUD Amendment Motion**

*Commissioner Knuth moved the Planning Commission approve this request for Preliminary Plan/PUD Amendment approval, subject to the recommended condition, finding that the proposal complies with the preliminary plan requirements, complies with the Comprehensive Plan's goals and policies, and meets the PUD criteria. Vice Chair Wong seconded the motion. All voted in favor.*

**Condition of Approval:**

1. The applicant shall submit street cut plans to the City Engineer for review and approval.

**V. Other Business**

**A. Commission Comments / Committee Reports**

The Planning Commission discussed methods to encourage developers to include sustainability features in future development projects. Some of the suggested methods included requiring the developer to do a sustainability analysis or provide the developer with a checklist or guideline to follow. The Planning Commission discussed defining sustainability, obtaining more information on what the 2012 Energy Code includes, developing energy and sustainability criteria, and holding a workshop on this topic.

**B. Department Comments**

Planning Manager Westover thanked the Planning Commissioners for their hard work this year.

**VI. Adjournment**

*Vice Chair Wong moved to adjourn the meeting to a workshop seconded by Commissioner Knuth. All voted in favor of the motion. The meeting adjourned at 8:00 p.m.*

City of Lafayette

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Eric Patzer, Chairperson

Attest:

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Michelle Verostko, Recording Secretary