



## CITY OF PARMA

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### **Minutes: Regular Meeting of the Parma Planning & Zoning Commission January 5, 2015**

A regular meeting of the Parma Planning & Zoning Commission was held on Monday, January 5, 2015, at 7:00 p.m.

**PRESENT:** Commissioners Floyd Sumsion, Don Bowers, Vernena Jorgensen and Vernena Jorgensen

**ABSENT:** Faye Rumble (it was noted that commissioner Julian Laca resigned)

**OTHERS:** City Attorney/Planning & Zoning Administrator Jill Holinka; Geoff Schroeder, Moore Smith Buxton & Turcke, Chtd.

**APPROVAL OF MEETING MINUTES:** The approval of the minutes from the December 1, 2014, regular meeting were postponed to the February 2, 2015 meeting.

#### **OLD BUSINESS:**

##### **A. Workshop Session—Comprehensive Plan Review**

Ms. Holinka asked the Commissioners if they had any changes to the chapters of the comp plan that were discussed in December. The Commissioners did not have any changes.

The Commissioners paused to review the draft of the “schools” section as presented by Ms. Holinka and Mr. Schroeder. Commissioners Sumsion and Jorgensen met with Parma School District Superintendent to discuss the school district’s needs related to the plan. Commissioner Jorgensen provided a written list of questions that were asked and the school district’s response (*see* December 18, 2014 Q & A and email, attached hereto). In addition to the written information, Commissioners Sumsion and Jorgensen provided the following information relating to their discussion with the superintendent:

- The high school gym and elementary school were added onto in 2009-2010.
- A subdivision of greater than 100 homes would trigger a needed school expansion because that would generate approximately 200 new students and, considering 50 additional students at each of the 4 schools, would put all schools at capacity.
- There is only one crosswalk on Highway 95 that has flashing lights; the school district would like to see more safe crosswalks on Highway 95. (It was noted that

ITD has jurisdiction over that road and it may be difficult to get additional crosswalks).

- The students attending Trail Ridge need sidewalks and safe routes to school.
- Lighting at crosswalks is desired.

Based on this discussion, the Commissioners discussed the addition of goals and objectives to the draft plan to address these issues.

The Commissioners paused to review the draft of the “land use” section of the plan.

The Commissioners discussed zoning districts, including the idea of implementing a downtown overlay district to address such things as parking, lighting, building footprints, etc. that would promote more downtown businesses and reinvestment in the downtown core. Discussion continued.

The Commissioners discussed the need for sufficient property at the airport to accommodate expansion of the runway. Discussion continued with respect to drafting the goals in such a way as to discourage residential uses near the airport and to create an airport overlay zone to protect land around the airport.

Discussion continued on the idea of a downtown overlay. Commissioner Jorgensen stated she likes the idea of a downtown overlay to give flexibility to those in the R-3 zone that is adjacent to the downtown business district. Commissioner Bowers also likes the idea of flexibility and the eventual change of residential along Grove Street to commercial use; a downtown overly would help accomplish that.

Discussion continued regarding the land use table and how it relates to the comp. plan.

The Commissioners agreed to continue discussion of the comprehensive plan at the next regularly scheduled meeting on February 2, 2015 at 7:00 p.m. Ms. Holinka and Mr. Schroeder will work on the next couple of chapters and provide a draft prior to the meeting.

#### **NEW BUSINESS:**

##### A. Workshop Session—Pre-Application Fees

Due to the late hour, the Commissioners agreed to table this item to the next meeting.

#### **ADJOURNMENT:**

Vernena Jorgensen moved to adjourn. Motion seconded. Motion carried unanimously. Meeting adjourned at 9:00 p.m.