

CASE NO. PZ 14-K

PUBLIC HEARING on the request of the City of Peoria to amend Appendix B, the Zoning Ordinance and Appendix C, the Land Development Code relating to various text amendments. Staff requested this case be continued to the next regular meeting.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ 14-K into the record and presented the staffs' recommendations for alternative parking requirements to address deficiencies in the current code. Staff would like to shift focus from quantity to quality. Parking would no longer be required for non-residential uses but when provided must meet design standards. Commissioner Misselhorn asked what other communities have no restrictions on parking (max or min) and reviewed the potential downside with parking overflow from businesses into neighborhoods including parking, trash, and potential people. Commissioner Misselhorn stated that requiring all parking be in the rear of any new development would be problematic for many building types.

Peg Pendall of 3523 N Knoxville, stated that she is concerned with the impact on neighborhoods and questions the presence of handicapped parking.

Motion:

Commissioner Anderson made a motion to approve staff recommendations excluding the requirement for parking in rear; seconded by Commissioner Misselhorn.

The motion was approved by viva voce vote 6 to 0.

Commissioner Anderson leaves at 2:48 pm.

Shannon Techie, Senior Urban Planner, Community Development Department, read Case No. PZ-K into the record and discussed new sign requirements including sign lighting. Commissioner Wiesehan disagreed that the sign regulation should be complaint based and that if new ordinances are being created they should be enforced proactively. Commissioner Viera stated that regulations for electronic and moving signs need more specific guidelines for brightness due to height and that nits are not an accurate way to measure this.

Motion:

Commissioner Misselhorn moved to approve, with direction for Staff to develop more appropriate and useable brightness criteria; seconded by Commissioner Viera.

The motion was approved unanimously by viva voce vote 5 to 0.

Commissioner Unes left at 3:00 pm.

Josh Naven, Senior Urban Planner, Community Development Department, presented the staffs' recommendations for alternative building design and materials to address deficiencies in the current code. Commissioner Wiesehan stated that the commission was not given the proper materials to prepare for the discussion of building materials.

There being no more testimony, Chairperson Wiesehan closed the public hearing.