

**CITY OF AUBURN PLAN COMMISSION
MEETING MINUTES
OCTOBER 9, 2018 REGULAR MEETING**

Vice-President Don Myers called the meeting to order at 6:00 PM in the Council Chambers of Auburn City Hall. Roll was called, and the following members of the Plan Commission were present.

Troy Ackerman	Lou Metelko
Jamie Canino	Don Myers
James Finchum	Tom Smith
Steve Klein	Al Wleklinski (Arrived at 6:46 pm)

Members Absent: Mark Benbow, Brett Carmer, Tim Griffin and Chris Lamm.

Also, present at the meeting: Amber Bassett, Zoning Administrator; Michelle Lassiter, Permits and Routing Coordinator; and Amy Schweitzer, Administrator. Erik Weber, City Attorney, arrived at 6:18 p.m.

Vice-President Myers confirmed a quorum, and asked the Plan Commission for comments regarding the September 11, 2018 meeting minutes. Hearing no discussion, Mr. Canino made a motion to approve the minutes of the September 11, 2018 meeting as presented. Mr. Finchum seconded the motion. Motion carried with all voting in favor.

Vice-President Myers stated there was no need to modify the agenda.

There being no Old Business, Mr. Myers moved on to New Business opening the Public Hearing for **PC-OTHER 2018-003** for the **2018 Trails & Sidewalk Plan**, an update to the City's existing Trails and Walkways Plan. Vice-President Myers asked for the Staff Report.

Mrs. Schweitzer reported legal notice of the Public Hearing was published *The Star* on September 26, 2018. The existing 2009 Pedestrian Walkways and Recreational Trailways Plan and 2011 Map are in need of updates. The *2018 Trails & Sidewalk Plan* is designed to direct growth and improvement in the City's trails, sidewalks, and bikeways, while putting Auburn in a position to capitalize on funding opportunities as they arise. The 2018 Plan identifies goals and objectives, top priority projects, other important pedestrian connections, and linkages to provide regional connectivity. The 2018 Trails & Sidewalk Plan is on the Auburn Park Board's October 23, 2018 agenda. Staff is asking the Commission to forward a favorable recommendation to the City Council to adopt the *2018 Trails & Sidewalk Plan*.

Mr. Myers asked if there was anyone in the audience to speak regarding the Trails & Sidewalk Plan. Mike Walter of 320 West Seventeenth Street introduced himself stating that he is a City Councilman and attorney. Mr. Walter inquired what the Plan proposed for Fifteenth Street, stating there is a need to upgrade Fifteenth Street with a connection from the west-side shopping district to Griswold Estates. Mr. Walter stated he believed a minimum requirement would be for the shoulder of the road to be paved. He also suggested the old interurban trestle parallel to Nineteenth Street be used for part of the access. Mr. Walter further stated he would like to see a physical barrier between the pedestrian/bikeway and the vehicular traffic on Fifteenth Street.

Mr. Myers thanked Mr. Walter for his input and added that Fifteenth Street has been discussed throughout the years and is high on the priority list. Mr. Myers stated Seventh Street is important as well, with a need to get a pedestrian connection under Interstate 69. There are areas without sidewalks where individuals have worn a path. Mr. Walter stated that he suggested a number of times that sidewalks be made a condition of Tax Phase Ins and Tax Abatements, but City Council has not done that. Mr. Weber stated he agrees with the need for pedestrian access, but the City Council does not have the authority to require sidewalks as a condition of tax abatement approval. Weber added, the City Council could appropriate money to install the sidewalks.

The Commissioners then discussed different options to provide connectivity from the west side of the City to Griswold Estates. Funding trails was also discussed.

Mr. Myers asked if anyone else in the audience wished to speak regarding the *2018 Trails & Sidewalk Plan*.

Art Hutter of 5402 County Road 11A introduced himself, and asked what side of the road the trail will be on along County Road 11A and County Road 427. Mr. Hutter suggested the trail be along his side to take care of standing water issues. Mr. Hutter added a roundabout at County Road 11A and County Road 427 will negatively impact the trail plan because it would not be safe for pedestrian traffic. Mr. Hutter also inquired about the Heron Lake Trails. Staff stated the Heron Lake Trails would be privately-owned and privately-maintained, but accessible to the public.

Mr. Myers asked again if there were anyone else wishing to speak regarding the *2018 Trails & Sidewalk Plan*. After brief pause, and hearing no further comments, Mr. Myers closed the Public Hearing. He then entertained discussion amongst the Commission. There was a brief discussion as to whether the Commission should ask the Council for trails funding with the conclusion of maintaining the status quo.

There being no further discussion, Mr. Myers entertained a motion regarding changes to the *2018 Trails & Sidewalk Plan* and a motion regarding a recommendation to the Common Council. Mr. Ackerman made a motion to move the sidewalk along Old Brick Road from Coventry Court to Nineteenth Street to a "top priority project." Mr. Canino seconded the motion. Motion carried with all voting in favor and no one voting against. Mr. Canino made a motion to forward a *favorable recommendation* with the approved amendment to Common Council regarding **PC-OTHER – 2018-003** for the **2018 Trails & Sidewalk Plan**. Mr. Smith seconded the motion. Motion carried with all voting in favor and no votes against.

Mr. Myers turned the meeting over to the Plan Commission President, Mr. Wleklinski.

President Wleklinski moved on to Other Business, asking Staff to present the Address Report. Mrs. Lassiter explained that Cris Horton, owner of Auburn Manufacturing, submitted a letter requesting an additional address for the company's building located at 1000 West Auburn Drive. Auburn Manufacturing is leasing out a section of the building to Dexter Axel and provided a drawing showing Dexter Axel's main entrance. Staff recommends an address of 1001 DeKalb Avenue. The Address Committee reviewed the request and the proposed address. The only response was approval by the Fire Department. Mr. Wleklinski made a motion to approve the 1001 DeKalb Avenue address presented. Mr. Finchum seconded the motion. Motion carried with all voting in favor and no votes against.

Mr. Wleklinski began the discussion of the proposed Unified Development Ordinance (UDO). Staff is wrapping up final details: confirming the UDO coordinates with other City ordinances; completing the Zoning Map; and identifying Overlay Districts. There was a brief discussion as to whether there should be a north gateway overlay district. Staff explained the details of the UDO gateway overlay, which is more commercial/industrial in nature and how it would affect residential properties in the northern section of the City. It was decided to leave the northern section as it is proposed for now, as it is an easy process to change it later.

The Zoning Map was discussed. Staff admitted the map may appear a little "more spotty" than today's map, but the reason is the introduction of the "Institutional District" for low-intensive non-residential uses.

Hearing no additional discussion about the map or the ordinance, Staff proposed holding the Public Hearing at the November Plan Commission meeting, with the hope of having the new Unified Development Ordinance and Zoning Map on the December 4th City Council agenda.

After a short discussion, it was decided that since there is an extra Tuesday in October, Staff could offer an “educational session” with the City Council to introduce them to the document. Staff will coordinate with Plan Commissioner Finchum to announce this session.

Mr. Wleklinski asked for reports. Staff informed the Commission of the following:

- There is a Parking Lot request for the November meeting. It is in Downtown District, and thus will be routed to DARC (Downtown Auburn Review Committee).
- There will be a Project Advisory Committee meeting on November 1st.
- Bryan Nugen is still working on building amendments for his property located at 221 South Main Street to accommodate an additional entrance.
- Fawn Creek Estates Infrastructure Plans will go to the Board of Public Works & Safety on Thursday, October 11th. The DeKalb County Drainage Board has approved the installation of the infrastructure.
- Staff is working on an update to the Plan Commission Rules and Procedures. Staff asked the Plan Commission about preferences for interested party notification. Discussion ensued, with the conclusion to maintain the status quo.

There being no other business, Mr. Wleklinski entertained a motion to adjourn. Mr. Finchum moved to adjourn the meeting. Mr. Ackerman seconded the motion. Motion carried; meeting adjourned at 7:37 PM.



Secretary: Tom Smith

Minutes prepared by: Michelle Lassiter, Routing and Permits Coordinator