

**PLANNING & ZONING COMMITTEE
MEETING AGENDA
THURSDAY, OCTOBER 5, 2017 @ 7:00 P.M.
ARLINGTON COMMUNITY CENTER**

1. Call to Order.
2. Pledge of Allegiance.
3. Approve Agenda.
4. Approve the Minutes.
 - A. September 7, 2017 – Regular Session.
5. Public Hearings.
 - A. None.
6. Business.
 - A. Updated Official Zoning Map
 - B. Discussion: Rental Code.
 - C. Update: Small Wireless Facilities in Public Rights-of-Way.
7. Building Permit Report.
 - A. August 2017.
8. Other/Updates.
9. Adjourn.

A QUORUM OF THE CITY COUNCIL MAY BE PRESENT AT THIS MEETING NO OFFICIAL ACTION BY THE CITY COUNCIL SHALL OCCUR AT THIS MEETING

**ARLINGTON PLANNING & ZONING BOARD
MEETING MINUTES
OCTOBER 5, 2017**

The meeting was called to order at 7:00 p.m. by Chairperson Kreft.

Members Present: Deno, Grabitske, Halverson, Chairperson Kreft, Councilmember Battcher

Members Absent: Carlson, Pichelmann

Also Present: PZ Adm. Smith-Strack, Mayor Nagel

Motion by Grabitske, seconded by Halverson, and passed by unanimous vote to approve the agenda as presented.

Motion by Grabitske, seconded by Battcher, and passed by unanimous vote to approve the minutes from the September 7th meeting as presented.

It was noted that there were no public hearings scheduled.

The Planning Committee reviewed a proposed revision of the official zoning map that reflected the added residential zoning class. Smith-Strack noted the changes being made. She added that she had done an outreach to the owner of the old Noack property and informed them that the Planning Committee would consider a Planned Unit Development (PUD – mixed use) for that property if the owner would bring a request forward. Concern was expressed that some of the lots in the High Island Creek Addition should be changed to R-2 from the proposed R-1 due to their size. Discussion was held about changing the zoning for various other areas, such as the downtown Cemstone site, baseball/football field area, southern portion of Arlington Meadows Development in the northwest quadrant, and properties north of Haggemiller Lumber. Smith-Strack commented that in order to avoid spot zoning (where various twin homes or six-plex currently exist), it was better to leave the zoning as is, a legal non-conforming use. Smith-Strack will make the suggested revisions to the map.

Discussion on the development of rental code standards resumed from the previous meeting. Smith-Strack commented that due to the complexity of this subject; it is being discussed in smaller pieces before drafting ordinance language. Sample language from eight other cities was reviewed in detail on the following topics:

- Purpose statements
- Whether or not an arbiter statement should be included
- Applicability, including whether or not renting units to ‘family’ members should be exempt
- A preferred definition for ‘rent’
- Whether or not the Commission envisions defining specific rental unit volume limits in certain zoning classifications.

Lengthy discussion was held on what was liked and/or disliked with each one.

Smith-Strack provided an update on the small wireless service law. She attended a webinar hoping for some clarity on the subject; confusion remains high among communities. She also made contact with an individual (engineer) on the subject. She advised the committee to give the new law six months or so to see what happens within other communities and consider making some changes to the City's right-of-way ordinances at that time. She stated that right now as the new law reads small wireless facilities are allowed (with limited restrictions) to come into the city and attach their devices/antennae to poles within the City because the City owns their own poles.

The August Building Permit Report was reviewed.

Kreft questioned what the City decided regarding the flood zone mapping. Smith-Strack stated that the Council decided against it at this time. Residents will be responsible for their property individually if they wish to make changes.

It was noted that the Orderly Annexation Agreement with the township was now expired and there were no discussions to continue/extend it.

Motion by Battcher, seconded by Deno, and passed by unanimous vote to adjourn the meeting at 8:37 p.m.

PZ Adm. Cynthia Smith-Strack

Chairperson Jim Kreft