

COMMON COUNCIL OF THE CITY OF HOBART, INDIANA
Ordinance No. 2016- 39

**An Ordinance Amending the Municipal Code of the City of Hobart
Establishing an OS-2 Office Service District**

WHEREAS, the Hobart City Plan Commission, by a majority vote, recommended that its Petition 16-02H be adopted and that Chapter 154 of the Municipal Code, entitled "Zoning", be amended by adding a new zoning district and regulations related thereto, entitled Office Service Districts (OS-2); and

WHEREAS, the Plan Commission commended a duly advertised Public Hearing on October 6, 2016 to hear public comment from interested persons on the proposed amendments to Chapter 154 of the Municipal Code of the City of Hobart, entitled "Zoning"; and

WHEREAS, THE Common Council sees a need to amend the Municipal Code of the City of Hobart, Indiana, to add a new zoning district and related regulations regarding Office Service Districts (OS-2); and

WHEREAS, the Common Council concurs in the recommendation of its Advisory Plan Commission as to the proposed amendment;

THEREFORE, BE IT ORDAINED by the Common Council of the City of Hobart as follows:

SECTION ONE. The Municipal Code of the City of Hobart ("Code"), in Chapter 154 entitled "ZONING," is hereby amended by adding the following Section in its entirety:

Section 154.120 OS-2 Office Service Districts

- (A) Use and bulk regulations applying specifically to office service districts are set forth in this subchapter
- (B) Also applying to office service districts are additional regulations set forth in other subchapters and sections of this chapter as follows:
 - (1) Section 154.004, Zoning districts, establishment and application;
 - (2) Section 154.005, Rules and interpretation of district boundaries;
 - (3) Section 154.006, General provisions and supplementary district regulations;
 - (4) Section 154.007, Definitions;
 - (5) Sections 154.295 *et seq.*, Planned Unit Development Districts;

- (6) Sections 154.320 *et seq.*, Mobile Homes and Mobile Home Parks;
- (7) Sections 154.355 *et seq.*, Off-Street Parking and Loading;
- (8) Sections 154.375 *et seq.*, Signs;
- (9) Conditional Uses (see editor's note at end of chapter analysis);
- (10) Sections 154.460 *et seq.*, Non-conforming Uses and Non-conforming Buildings; and
- (11) Sections 154.480 *et seq.*, Administration and Enforcement.

§154.121 PURPOSE.

The purpose of this subchapter is to establish a district designed and intended to accommodate uses such as offices for professional and personal services which can provide a transition area between residential uses and the more intense uses found in business districts, major thoroughfares and railroads.

§154.122 PERMITTED USES.

The following listed uses and no others are permitted uses in an OS-2 district:

- (A) Banks, credit unions, savings and loan institution and other similar uses. Drive-up teller windows, cash stations and the like are permitted only as an accessory use;
- (B) Churches, rectories and parish houses;
- (C) Medical and dental offices, including clinics;
- (D) Office buildings for business and professional offices;
- (E) Off-street parking lots;
- (F) Other uses as determined by the Plan Commission to be similar in design and intent to the above listed uses;
- (G) Personal services including barber shops, beauty shops, health and fitness centers and other similar uses; and
- (H) Accessory structures and uses customarily incidental to the above listed uses.

§154.123 CONDITIONAL USES.

In an OS-2 district, the following uses may be allowed as conditional uses by ordinance of the

BZA of the city only in accordance with the limiting conditions and procedures as set forth herein:

(A) Any use customarily related to and providing service for an above listed permitted use such as: pharmacy or apothecary shop and an opticians shop;

(B) Funeral parlor or mortuary establishment; provided that, an adequately sized off-street assembly area for vehicles to be used in a funeral procession is provided which is in addition to the required off-street parking area;

(C) Publicly owned buildings, telephone exchanges and public utility offices, but not including storage yards, transformer stations, substations or gas regulator stations;

(D) Lodging rooms and dwelling units which are located above the first floor of a permitted office service use;

(E) Recycling drop-off centers; and Institutions for the care of patients such as: hospitals, sanitariums, long-term care and short-term care, rest and convalescent homes.

§154.124 PROHIBITED USES.

In an OS-2 district, the following uses are prohibited:

- (A) Commercial retail establishments;
- (B) Drive-in/drive-thru establishments;
- (C) Outdoor storage of goods and materials;
- (D) Warehousing; and
- (E) Outdoor sales.

§154.125 LOT STANDARDS.

Lot and Site Development Standards for each district dictate the minimum and/or maximum standards that apply to lots and sites within an Office Service District (OS-2)

(A) Lot Area: 1 acre minimum

(B) Lot Width: One hundred feet (100) minimum lot width is the allowable horizontal distance between the side property lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the front setback line.

(C) Lot Frontage: Fifty feet (50') on a public street. The minimum length of a lot frontage shall be measured between side lot lines at the street right-of-way or private street easement.

(D) Lot Coverage: Fifty-five percent (55%) maximum lot coverage for all primary and accessory structures, drives and parking.

§154.126 MINIMUM YARD SETBACK.

Yard setback requirements in an OS-2 are as follows:

(A) Front Yard Setback: Minimum of thirty feet (30') from a local street/cul-de-sac, thirty-five (35) feet from a collector street and forty feet (40') from a major arterial. The horizontal space between the front lot line and the front setback line, extending to the side lines of the lot, generally parallel with and measured from the front lot line, defining the area in which no building or structure may be located above ground, except as provided here in.

(1) Required front yards may include pedestrian walks, drives, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures. Required side and rear yards may include pedestrian walks, driveways, interior access driveways, interior access drives, off-street parking areas, entrance guard boxes, flag poles, fences, screening walls and similar appurtenant structures.

(B) Side Yard Setback: Minimum forty feet (40'). The horizontal space between the side lot lines and the side setback lines, extending to the front and rear lot lines, generally parallel with and measured from each side lot line, defining the area in which no building or structure may be located above ground, except as provided here in. For corner and through lots, any side of a structure that faces a street shall meet front setback requirements.

(C) Rear Yard Setback: Minimum forty feet (40'). The horizontal space between the rear lot line and the rear setback line, extending to the side lines of the lot, generally parallel with and measured from the rear lot line, defining the area in which no building or structure may be located above ground except as provided here in. For through lots, the rear of the structure facing a street shall meet front setback requirements.

(D) Naturally Sensitive Areas Setback: Minimum forty foot (40') setback distance shall exist when structural development occurs on a lot that is adjacent to naturally sensitive areas including but not limited to riparian areas and wetlands. The City Planner, or his/her designee may determine if a features constitutes a naturally sensitive area. This setback shall overlap front, side, and rear setbacks. The setback with the largest width shall apply.

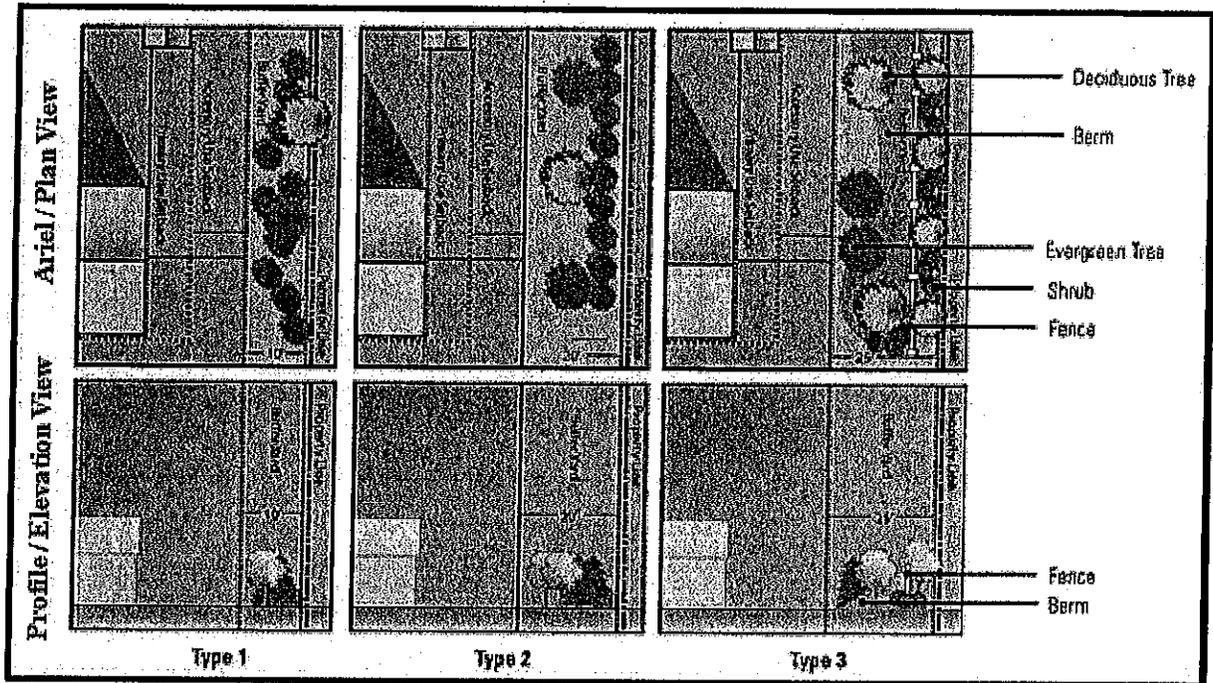
(E) Bufferyard/Screening Setback: The intent of the buffering and screening standards is to lessen the potential conflicts between the possible uses in one zoning district and those uses in adjacent districts. Screening minimizes the friction between incompatible land uses and improves the aesthetic and functional quality of new development through the use of setbacks and landscaping. The potential degree of conflict between the uses determines the extent of the buffer required.

- (1) The bufferyard standards only apply along the property lines where two dissimilar uses or zoning classifications meet. The required buffer yards shall be installed despite the presence of streets, alleys, and other features. Existing mature vegetation (such as streams and fences rows) may be cited towards required buffering.
- (2) Trees, shrubs and emergent vegetation specifically selected for wetland or pond perimeters should be specified to enhance if not effectively screen detention areas.
- (3) All required bufferyards shall be provided entirely on the subject property and shall be in addition to applicable setbacks required in HMC Section 154.126 (5) (a) (b) (c).
- (4) All landscape material must be properly maintained, and kept in a neat and orderly appearance, free from all debris and refuse. Landscape materials are intended to grow, spread and mature over time. Pruning, limbing-up, topping and other growth-inhibiting measures may only be used to sure the public safety and/or health of the vegetation.
- (5) Screening may include landscaping, walls, fences, hedges, berms, and existing vegetation. The buffer width, height, and appropriate screening for similar and dissimilar uses and shall be in accordance with the applicable bufferyard regulations and as shown below in (5) (a), Bufferyard Type Requirement Chart; (5) (b) Bufferyard Type Illustration; (5) (c) Bufferyard Type Setback Regulation Table:

(a) Bufferyard Type Requirement Chart.

NEW DEVELOPMENT ZONING	
	OS-2
Residential	2
Office – Service	N/A
Neighborhood and Central Business	2
Highway Business	2
Planned Business Parks	3
Light Manufacturing/ Industrial	3
Heavy Manufacturing/ Industrial	3

(b) Bufferyard Type Illustration.



(c) Bufferyard Type Requirement Table.

Type 1	Bufferyard Type 1 shall include a minimum buffer width of 10 feet in <u>addition</u> to the yard setback otherwise required by this Ordinance. One (1) broad-leaf deciduous canopy tree and one (1) evergreen tree shall be planted in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting.
Type 2	Bufferyard Type 2 shall include a minimum buffer width of 20 feet in <u>addition</u> to the yard setback otherwise required by this Ordinance. One (1) broad-leaf deciduous canopy tree and two (2) evergreen tree shall be planted in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting. One (1) shrub shall be planted for every ten (10) feet of continuous boundary. Shrubs may be clustered.
Type 3	Bufferyard Type 3 shall include a minimum buffer width of 25 feet in <u>addition</u> to the yard setback otherwise required by the Design Guidelines. Two (2) broad-leaf deciduous canopy trees and two (2) evergreen trees shall be planted parallel to the property line in the bufferyard for every 50 feet of boundary between the subject and adjoining properties. All evergreen trees shall be six (6) feet in height at the time of planting. Shrubs shall be planted along 50 percent of the boundary. The plantings shall be supplemented by an earthen berm a minimum four (4) feet in height and a six-foot high opaque fence /wall of wood, masonry or stone so that the overall effect is a minimum height screen of eight (8) feet. A minimum of seventy-five (75) percent of the plant material shall be located on the outside of the fence/wall. Landscaping may be used to mitigate breaks in the berm or fence.

§154.127 SITE DESIGN.

Site Planning encourages compatibility between the site and the buildings, and between all buildings on the site is encouraged through the following:

(A) Building Orientation:

- (1) All building facades facing an interstate highway, major or minor arterial or collector or a residential zone shall be a finished façade in compliance with the requirements in HMC Section 154.128 DESIGN STANDARDS.
- (2) The orientation of primary buildings shall promote interaction with its primary access street to provide a pedestrian friendly environment.
- (3) All primary and outlot site buildings shall be arranged so that they complement existing development.
- (4) All buildings shall frame a corner or enclose a “main street” type corridor.
- (5) Buildings on islands surrounded by parking should be avoided.

(B) Natural or existing stands of woodlands, heritage trees, or topographic patterns contribute to a development; they shall be conserved and integrated.

- (C) Grading and other modifications to topography shall be permitted but shall avoid negative drainage impacts.
- (D) Newly installed infrastructure and service revisions necessitated by exterior alterations shall be underground.
- (E) Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials consistent with the building design.
- (F) No loading spaces shall be permitted to face a major or minor arterial, collector or other street where a residential district exists on the opposite side of said street.
- (G) No outside storage shall be permitted between an established building line and the right-of-way of a major or minor arterial or collector or other street where a residential district exists on the opposite side of said street.
- (H) Public Access: All lots shall be required to have legal access to a public street for both vehicle and pedestrian traffic.
 - (1) Vehicular Circulation: Major arterials and major collector streets must have reasonable restrictions as to the numbers and location of access points in order to provide safe and sufficient traffic movement to and from adjacent lands.
 - (a) Frontage roads, access roads, and other internal drives shall be major and minor arterials and major collector streets must have constructed to create a hierarchy of roads for safe on-site circulation. These internal drives shall provide pedestrian access and landscaping.
 - (b) Shared access shall be coordinated with contiguous lots. Access at the side or rear of buildings is encouraged.
 - (c) New access points onto the major and minor arterials shall be coordinated with existing access points whenever possible and approved by the Plan Commission.
 - (d) Cross-access easements shall be required between adjacent developments.
 - (2) No curb cuts shall be within two hundred feet (200') of any intersection of public roads.

- (3) Opposing curb cuts shall align squarely or upon approval be offset no less than fifty feet (50').
 - (4) Stub streets shall be built in all cases where adjacent lots have reasonable potential for development.
 - (5) Entry drives should be appropriate to the size of the development, incorporate signage, lighting, landscaping and set the tone for the development.
 - (6) Sidewalks shall be required on at least one (1) side of each street within a development and:
 - (a) shall be at least five feet (5') wide except those located on a street designated for a minimum eight foot (8) wide multi-use path, trail, or as part of a bicycle and pedestrian master plan.
 - (b) A five foot (5') wide sidewalk shall connect the primary facade entrance to an adjacent public or private street sidewalk.
 - (7) Bicycle parking areas shall be provided in proportion to the total number of parking spaces installed as follows:
 - (a) A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicle parking spaces.
 - (b) No more than fifteen (15) bicycle parking spaces shall be required for any primary structure.
 - (c) The bicycle parking spaces shall be located within sixty feet (60') of the main entryway into the primary structure or be located inside the primary structure.
 - (d) A bike rack or bike locker shall be installed to secure the bicycles
- (I) Performance Standards as follows:
- (1) Performance standards as noted in HMC sections
 - (a) Noise §154.215 and §154.244
 - (b) Odorous matter §154.216 and §154.245

(c) Vibrations §154.217 and §154.246

(d) Toxic or noxious matter §154.218

(e) Glare or heat §154.219

(f) Fire and explosive hazards §154.220 and §154.249

(g) Air pollution §154.221

(h) Water pollution §154.222

(J) Stormwater Detention, as follows:

- (1) Management of stormwater quantity and quality shall meet the requirements of the current Hobart Municipal Code Chapter 152. To the extent possible, all retention requirements shall be accommodated in the least number of ponds or dry areas. Centralized detention shall be preferred to a series of smaller ponds or areas.
- (2) All detention areas shall be the responsibility of the owner or maintenance association for the industrial/business park in which they are located.
- (3) Applicants are encouraged to incorporate a combination of the best management practices (BMPs) from HMC Section 152.063 for post-construction stormwater quality management, or:
 - (a) Bioretention
 - (b) Constructed Wetlands
 - (c) Filter Strip
 - (d) Vegetated Swale
 - (e) Wet Pond

§154.128 DESIGN STANDARDS.

(A) Building Height. All building heights shall be defined as the vertical distance as measured from the average elevation of the proposed finished grade at the front of the building to the highest point of the roof, and as follows:

- (1) Maximum building height on lots/parcel/site less than twenty (20) acres shall not exceed thirty feet (30') in height.
- (2) Maximum building height on lots/parcel/site twenty (20) acres or greater shall not exceed forty feet (40') in height.

(B) New Building Construction.

- (1) Buildings with continuous façades that are one hundred feet (100') or greater shall be designed with architectural details or relief in the façade to mitigate monotony in a fashion that is compatible with adjacent development. These features shall be located for maximum visual effect, at a minimum along public right-of-ways, across from different zoning uses such as residential, and around entry points. Building design shall include a minimum of four (4) of the following features:
 - (a) Six external corners to mitigate monotony
 - (b) Horizontal reveals (projecting or recessed)
 - (c) Parapet offsets
 - (d) Change in color or texture every two hundred fifty feet (250') horizontally
 - (e) Architectural features such as towers, fins, canopies
 - (f) Storefront glazing
 - (g) Accent color(s)
- (2) Utility features of the facility, such as loading docks and service access, shall not be construed to be an architectural detail or feature to meet façade relief requirements in HMC Section 154.128 (B) (1).

(3) Material. The facades of all structures shall be either one or a combination of the following: brick, native stone, structural concrete panels, exterior insulated finish system (EIFS), architectural precast concrete, and/or architectural metal. Portions of the buildings faced with glass and pedestrian and vehicle doors shall be excluded from any calculation of building materials compliance.

(a) Concrete block is not a permitted exterior finish material.

(b) The primary material shall be used for a minimum of fifty percent (50%) of the facade of each structure (excluding any glass surfaces and doors).

(4) The primary building material (excluding window, door, roofing and soffit materials) used on each applicable façade shall be:

(a) Brick or other masonry material.

(b) Architectural Precast Concrete: Architectural precast concrete shall be defined as architectural grade precast materials meeting industry defined standards for uniformity of appearance, surface details, color, and texture. Precast concrete shall include at least two (2) textures (e.g., rough, smooth, striated, etc.) or at least two (2) colors with the secondary texture or color constituting a minimum of ten percent (10%) of the façade (exclusive of texture or color variation resulting from windows, doors, roofing and soffit materials).

(c) Architectural Metal: Architectural metal shall be defined as corrosion resistant material such as stainless steel, galvanized steel, copper, zinc, bronze, brass, and anodized and factory coated aluminum meeting industry defined standards for uniformity of appearance, surface details, color, and texture.

(C) Additions to an Existing Building.

(1) All additions to an existing Buildings shall utilize building materials with a style, color, texture and architectural detailing which is compatible and harmonious with the materials used on the existing building, or as described in HMC Section 154.128 (B) (3).

(D) Exterior Building Façade Renovations with No Building Additions or Minor Building Additions.

(1) Exterior Building façade renovations which involve no Building additions or only minor Building additions shall demonstrate reasonable efforts to incrementally bring the exterior façade, which is being renovated or added to, into compliance with the provisions for new construction specified in in HMC Section 154.128 (B) (3). Full compliance with the provisions for new construction shall not be a requirement for approval.

(2) Exterior Building façade renovations shall not include the painting of brick, stone, architectural precast or other natural exterior wall or siding products.

(E) Exterior Building Façade Renovation with Major Building Additions.

(1) Exterior Building façade renovations performed in connection with a major Building addition as described herein shall comply with the provisions for new construction specified above.

(F) Front and side facades of buildings located on corner lots or parcels shall be of the same materials and similarly detailed.

(G) Outdoor Employee Areas: If provided, any structures or enclosures erected for outdoor employee areas not located within a loading or service area shall be of the same or similar materials as the building and shall be compatibly detailed with HMC Section 154.128 (B)(3).

(H) Entry Design

(1) Entrances. Building entrances shall be defined and articulated by architectural elements such as:

(a) lintels,

(b) pediments,

(c) pilasters,

(d) columns,

(e) and other design elements appropriate to the architectural style and details of the building as a whole. The location, orientation, proportion and style of doors must faithfully reflect the chosen style of the building.

- (2) Building facades for wholesale and warehouse uses shall be designed with a main entrance and at least two (2) window openings associated with the entry design.

(I) Fence and Walls, as follows:

- (1) Fences and walls shall not exceed eight feet (8') in height in rear and side yards.
- (2) Fences shall be constructed of materials such as brick, stone, decorative block, metal or wood.
- (3) Landscaping shall be used to complement the fence.
- (4) Breaks should be provided by variation in height, columns, recesses, and projections. Maximum uninterrupted length of fence plane shall be one hundred feet (100').
- (5) Chain link fences are prohibited in front and side yards and shall not be visible from the adjacent right-of-way. Chain link fences shall be coated with black vinyl and screened with vegetation.
- (6) Barbed wire on fences is prohibited, alternative security fence design is recommended.

(J) Exterior Lighting, as follows:

- (1) Site lighting shall comply with HMC Section 154.358 (G)(4) and the following requirements:
 - (a) Illumination - All exterior lighting, including pole lights and wall pack lights, shall be of Metal Halide or LED (light emitting diode) or other type of lighting deemed appropriate and approved as part of a Site Plan. Fixtures shall be full cut-off fixtures directed at the surface being illuminated.
 - (b) Pole Lights – Pole mounted light fixtures shall not exceed twenty five feet (25') in height in pedestrian areas. Height may be increased to thirty-five feet (35') in parking areas. Height shall be measured as the distance between the grade level of the surface being illuminated and the bottom of the lighting fixture.
 - (c) Wall Mounted Light Fixtures – Fixtures illuminating building facades shall be located, aimed, and shielded so that light is directed only onto the building facade. They shall be designed to wash the facade of the building with light (rather than providing a spotlight affect). Exterior facade lighting shall be contained on the building facade and shall focus on entries and architectural features.

- (d) Pole and Wall Pack Light Fixtures – All pole light fixtures and wall pack light fixtures with a wattage of four hundred (400) watts or above, shall be equipped with a flat lens that does not protrude below the bottom edge of the housing.
- (e) Pole and Wall Pack Light Fixtures – All pole light fixtures and wallpack light fixtures shall be mounted parallel with the horizon and shall utilize a rigid mounting arm with no built-in up-tilt and no adjustment feature.
- (f) Vehicular Canopy Light Fixtures – All vehicular canopy light fixtures, including but not limited to gasoline service station canopies and bank drive through canopies, regardless of wattage, shall be equipped with a flat lens that does not protrude below the bottom edge of the light fixture.
- (g) Externally Illuminated Signs: Fixtures illuminating signs shall be located, aimed, and shielded so that light is directed only onto the sign face; with minimal light spillage around, below, and/or above the sign.
- (h) The use of site and parking lot lighting provided by a utility company does not relieve the owner or developer from conforming to lighting design standards.

(K) Mechanical and Service Areas, as follows:

(1) Screening and placement.

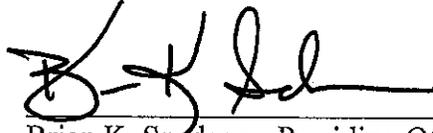
- (a) All ground- and building-mounted mechanical and electrical equipment shall be screened from view. The screens and enclosures shall be treated as an integral element of the building's appearance. Landscaping may be used for this purpose.
- (b) Roof-mounted equipment on exposed roofs shall be completely screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.
- (c) All mechanical equipment shall be located a minimum of fifty feet (50') from the property line, and shall not be located within a front or side setback.
- (d) Utility substations shall be screened with a fence that is at least fifty percent (50%) opaque and at least six feet (6') in height, and the exterior wall of the fence shall be landscaped with a Type 1 Buffer Yard, Section 154.126 (5) (c) comprised solely of evergreen species.
- (e) All enclosure(s) for ground mechanical and service areas shall be accessed via an opaque gate. The fence may not be chain-link.

(f) All wall(s) for ground mechanical and service areas shall be equal to the height of the unit plus two feet (2').

SECTION TWO: That staff be authorized to amend the remaining sections of Chapter 154, the current zoning ordinance, to incorporate references as needed to include this new zoning classification.

This Ordinance shall become effective when approved and published in accordance with law.

ALL OF WHICH is PASSED and ADOPTED by the Common Council of the City of Hobart, Indiana on this 16th day of November, 2016.

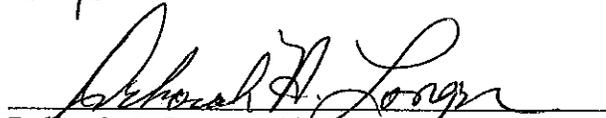


Brian K. Snedecor, Presiding Officer

ATTEST:


Deborah A. Longer, Clerk-Treasurer

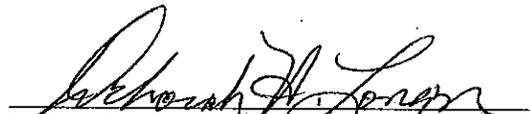
PRESENTED by me to the Mayor of the City of Hobart on the 16th day of November, 2016 at the hour of 6:45 p.m.


Deborah A. Longer, Clerk-Treasurer

APPROVED, EXECUTED and RETURNED by me to the Common Council of the City of Hobart on this 16th day of November, 2016.


Brian K. Snedecor, Mayor

ATTEST:


Deborah A. Longer, Clerk Treasurer

**CERTIFICATION AND REPORT TO
COMMON COUNCIL OF THE CITY OF HOBART ON
AMENDMENT OF THE ZONING ORDINANCE**

CERTIFICATION TO: Common Council of the City of Hobart

FROM: Sergio Mendoza
City Planner

RE: OS-2 Office Service Districts; Sec. 154.120

DATE: November 7, 2016

PETITIONER: City of Hobart Plan Commission
414 Main Street,
Hobart, Indiana 46342

REQUEST: To amend Chapter 154 of the Hobart Municipal Code
entitled "Zoning" by adding a new zoning district entitled
OS-2 Office Service District and regulations relating to
same

PLAN COMMISSION PETITION NO.: 16-02H

DATE OF PLAN COMMISSION ACTION: November 3, 2016

DEADLINE FOR COMMON COUNCIL ACTION: February 1, 2017

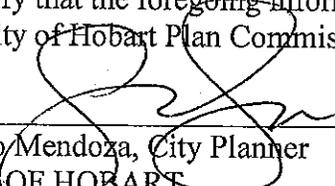
CERTIFICATION

ACTION TAKEN BY PLAN COMMISSION:
(Recommendation to the Common Council to Approve the change as requested
(Favorable Recommendation)

CONDITIONS: None

VOTE: 6-0

I certify that the foregoing information accurately represents the action taken on this matter by the City of Hobart Plan Commission.



Sergio Mendoza, City Planner
CITY OF HOBART

MEMORANDUM

DATE: November 7, 2016

TO: HOBART COMMON COUNCIL MEMBERS
MAYOR BRIAN K. SNEDECOR
CITY ATTORNEY ANTHONY DEBONIS

FROM: SERGIO MENDOZA, CITY PLANNER

RE: Petition to Establish an OS-2 Office Service District
Sec. 154.120



Below please find the minutes of the Plan Commission meetings regarding Petition 16-02H

PUBLIC HEARING MINUTES OF THE PLAN COMMISSION'S MEETING OF OCTOBER 6, 2016 FOR PETITION 16-02H:

Ms. Galka opened the public hearing for Petition 16-02H. Mr. Allen made a motion to Defer Petition 16-02H and to remain open including all discussion, seconded by Mr. Brezik. All ayes, motion carried. (7-0)

DRAFT TABLED PUBLIC HEARING MINUTES OF THE PLAN COMMISSION'S MEETING OF NOVEMBER 3, 2016:

Mr. Mendoza explained that the OS-1 Office Service District Ordinance was initially amended to include the Business/Industrial Park Design Guidelines. The Council reviewed the amended ordinance and felt not to change the OS-1 Office Service District but to create an OS-2 Office Service District and to include the design guidelines. The OS-2 will require an acre or larger parcels. Mr. Gralik made a motion to reopen the public hearing seconded by Mr. Allen. All ayes, motion carried. (6-0) Mr. Brezik opened and closed the public hearing without public comments. Mr. Allen made a Favorable Recommendation to the Common Council for Petition 16-02H including all discussion, seconded by Mr. Rodriguez. All ayes, motion carried. (7-0)