

PLANNING COMMISSION MEETING MINUTES

November 15, 2017

City Manager Jackson called the meeting to order at 6:00 pm.

In the absence of Chairman Wilson, the members selected a chairperson. Member Bill Stefanski will serve as Chairman.

Those present recited the Pledge of Allegiance led by Chairman Stefanski.

Roll Call: Assistant to the City Manager Sheandolen Dunn

Present: Michael HoShing, Bill Stefanski, David Prins

Absent: Warren MacKenzie, Charles Wilson

ORDER OF BUSINESS

PUBLIC HEARING - City-Initiated Text Amendment to the Polk City Comprehensive Plan - City-initiated text amendment to the Polk City Comprehensive Plan to add policies to allow for the Transfer of Development Rights from the Polk City Exemption Area to the Polk City Special Protection Area.

Jennifer Codo-Salisbury, Deputy Director, CFRPC provided an overview and mapping breakdown of the text amendment to Polk City's Comprehensive Plan.

Larry Cahoon (P.O. Box 1877, Dundee) – Representing Joshua Land LLC, land owner, of property in the exemption area that frames Polk City. The owner is in full support of this Ordinance.

Michael Ho-Shing inquired about the actual development and the income bracket.

Mr. Cahoon responded Multi Family Residential development. The income bracket would be up to whoever purchasing the development rights from Joshua Land LLC.

Kathy Delp pointed out that this is not just for the property Joshua Land LLC owns, but for any property within the specified area. Mr. Cahoon was speaking in regards to the owner he represents.

Chairman Stefanski closed the Public Hearing.

After lengthy discussion a **Motion by Member HoShing** to approve forwarding the City Initiated Text Amendment to the Polk City Comprehensive Plan to the City Commission

for final approval at the November 20, 2017 meeting; this motion was seconded by Member Prins.

Motion carried 3/0 by voice vote.

PUBLIC HEARING - City-Initiated Text Amendment to the Polk City Land Development Code - City-initiated text amendment to the Polk City Land Development Code to add regulations to allow for the Transfer of Development Rights from the Polk City Exemption Area to the Polk City Special Protection Area.

Chairman Stefanski read this Amendment by title only. Chairman Stefanski opened the Public Hearing.

Jennifer Codo-Salisbury provided a brief overview on this Amendment.

Chairman Stefanski closed the Public Hearing.

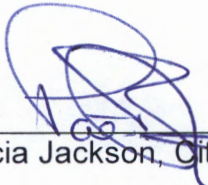
Motion by Member HoShing to approve forwarding the City-initiated text amendment to the Polk City Land Development Code to add regulations to allow for the Transfer of Development Rights from the Polk City Exemption Area to the Polk City Special Protection Area; this motion was seconded by David Prins.

Member HoShing expressed the need for a workshop to discuss the Transfer of Development Rights and alternatives to water retention that Polk City currently has.

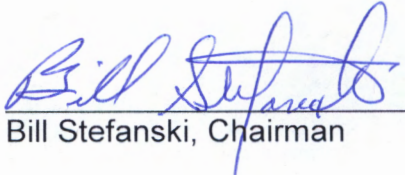
Motion carried unanimously by voice vote.

ANNOUNCEMENTS - None

ADJOURNMENT- 6:55 pm



Patricia Jackson, City Manager



Bill Stefanski, Chairman