

3. PLANS/POLICIES/ORDINANCES FOR DISCUSSION:

- a. City of Stillwater, **LAND DEVELOPMENT CODE AMENDMENT (PZ.16.2051)**, requesting review and approval to amend Chapter 23, Article XXV, Appendix 1 Form Based Codes; specifically Article IV, Section 4.4.2(10) Garage Floor Clearance; Section 4.4.4 Shares/Mixed Use Parking Requirements; Table 18 Public Frontage (Curb Radius); Tables 23 through 28 (Thoroughfare Assemblies) and Chapter 23, Article XXV, to add Section 23.452, provision for voluntary annexation into Corridor Redevelopment Area. **Beaty**

Mike Beaty, Development Review Manager, presents staff's report and findings.

Discussion is held between Mr. Beaty and the Commissioners regarding different aspects of the proposed text amendments.

Commissioner McCune asks how the changes in the code are made available.

Mike advises that all code changes are provided on the City of Stillwater's website.

Chair Buchert asks if there are any other questions for staff, none respond.

Chair Buchert opens the public hearing and asks if there is anyone who would like to speak in favor of the proposed text amendments; none respond.

Chair Buchert asks if there is anyone who would like to speak in opposition of the proposed text amendments; none respond. Chair Buchert closes the public hearing and asks for staff's alternatives.

Mike presents alternatives, which are:

1. Find that the proposed text amendments are needed and recommend that the City Council approve the proposed text amendments as presented.
2. Find that the proposed text amendments are needed and recommend that the City Council approve the proposed text amendments as modified.
3. Find that the proposed text amendments are not needed and recommend that the City Council not approve the proposed text amendments.

Discussion is held between the Commissioners and it is determined that the following modifications be made:

- Neighborhood 60' ROW
 - A curb and gutter be added and go all the way around the bump out at the crosswalk providing a 24' width minimum.
- Sec. 4.4.2(10) Garage Floor Clearance
 - Should have 7'6" clearances on all floors

Vice-Chair Lane moved, Commissioner Marler seconded to recommend that the City Council approve the proposed text amendments as modified.

Roll call:	Buchert	Lane	McCune	Marler	Krysiak	Ross	Rickelman
	Yes	Yes	Yes	Yes	Yes	Yes	Yes

Time: 19 minutes