Planning & Development Committee Meeting
Minutes of March 26, 2012
City Council Chambers – 7:15 p.m.
Lorraine H. Morton Civic Center

MEMBERS PRESENT: J. Fiske, D. Holmes, A. Rainey, D. Wilson, M. Wynne


PRESIDING OFFICIAL: Ald. Holmes

I. DECLARATION OF QUORUM
A quorum being present, Chair Holmes called the meeting to order at 7:15 p.m.

II. APPROVAL OF THE FEBRUARY 27, 2012 MEETING MINUTES

Ald. Wilson moved approval of the minutes, seconded by Ald. Rainey.

The minutes of the February 27, 2012 meeting were approved unanimously 4-0 (Ald. Fiske had not yet arrived).

III. ITEMS FOR CONSIDERATION

(P1) Resolution 22-R-12 Approving a Plat of Subdivision Yielding Two Lots at 1422 Dodge
Staff and the Site Plan and Appearance Review Committee (SPAARC) recommend adoption of 22-R-12, which would approve the creation of two legally conforming lots from one, at 1422 Dodge. SPAARC has also approved the site plan improvements (see attached plan) consisting of new landscaping for the areas of the proposed two lots that front Dodge Avenue and Greenwood Street.  
For Action


Ald. Wynne asked about maintenance for part of the site plan at the corner of Dodge and Greenwood.

Dennis Marino, Manager, Planning & Zoning Division, explained that that portion of the property is not owned by either Smitty’s or the landscaping company and that staff intends to approach the owner of that piece of land. He said Smitty’s and the landscaper have helped reach out to the owner and Ald. Braithwaite is also involved. He said he expects there will be a discussion in the next 60 days.

Ald. Wynne mentioned that the area behind the chain link fence is not maintained and that the snow is not shoveled appropriately in the winter, causing high school students to have to walk in the street.
Mr. Marino assured Ald. Wynne that the Property Standards Division and the property owner would be notified.

The Committee voted unanimously 5-0 to recommend approval of Resolution 22-R-12.

**Ordinance 35-O-12 Amending the Zoning Ordinance Relating to the Creation of the “Payday Loan or Consumer Loan Establishment” as a Special Use**

The Plan Commission and City staff recommend the addition of a zoning definition for “payday loans & consumer loan establishments” to distinguish them from other financial institutions, and recommend those businesses only be allowed by special use in the C2 Zoning District with a 1,000 foot buffer between such establishments. It is recommended that the text amendment be introduced and adopted on March 26, 2012. **Suspension of the Council Rules is requested to allow Introduction and Action at the March 26, 2012 City Council meeting.**

*For Introduction and Action*


Ald. Wynne said this is a terrific idea and wondered how staff had arrived at the 1,000’ buffer for the distance. Mr. Marino explained that any distance can be chosen through the legislative process and that other cities have the 1,000’ distance requirement.

Ald. Grover said that she and Ald. Braithwaite attended the League of Cities meeting which focused on predatory lenders. She said there is an effort under way to bring an alternative financing program through the United Way and local banks and financial counseling groups. She announced that there will be a “coffee,” staffed by Joe McRae of the City Manager’s office, with potential partners and banks and other agencies to discuss this project on April 18th from 8:30 to noon in the Parasol Room in the Civic Center. She added that these are families who are not banked. She added that the Plan Commission is addressing the issue well from the zoning perspective.

Ald. Rainey suggested that in some cases, the special uses are adjacent to alleys of residential neighborhoods and perhaps there should be a minimum distance to residential zones.

Grant Farrar, Corporation Counsel, said he will treat the suggestion as staff referral and will work with the Zoning Division to see an overlay of how it will work.

Ald. Rainey warned that these predators are very creative and in some cases take the title of a person’s car against the loan. She hopes that the wording of the ordinance will be able to cover these situations. Steve Griffin, Director, Community & Economic Development Department, responded that he believes that is covered in the ordinance.

Ald. Wynne agreed with Ald. Rainey’s concern about the proximity to residential districts.
The Committee voted unanimously 5-0 to recommend approval and suspension of the rules to vote on Ordinance 35-O-12.

IV. ITEMS FOR DISCUSSION
There were no items for discussion.

V. COMMUNICATIONS
There were no communications.

VI. ADJOURNMENT
The meeting was adjourned at 7:29 p.m.

Respectfully submitted,
Bobbie Newman