



Members Present: Raivo Balciunas, Dave Barnes, Jenny Ebert, Robert Gough, Greg Kocken, Rick Schemm

Members Absent: Charlie Johnson

Staff Present: Peter Baumgartner, Ned Noel

The following items were on the agenda:

- 1. Call to order**
Chair Ebert called the meeting to order at 4:30 p.m.
- 2. Roll call**
Roll was taken and a quorum was present.
- 3. Approval of 6/5/23 Minutes**
Member Gough moved to approve and Member Schemm seconded. Motion passed unanimously.
- 4. Amend Bylaws**
Mr. Balciunas moved to approve amending the bylaws to remove in Article II “except for the month of December”, to replace with “except when there is no business”, and removing the second notice clause. Mr. Barnes seconded and the motion carried.

Mr. Schemm moved to approve amending the bylaws to add in Article II remote meeting rules. Mr. Gough seconded and the motion carried.

5. Century Code Update/Zoning Rewrite Discussion

Mr. Noel presented questions on the zoning code overhaul project. Committee members discussed questions on types of housing, where to locate housing, site improvement features and process. Members were in favor of with Accessory Dwelling Units (ADUs) being allow and invisible density/gentle density concepts to improve compatibility. They recognized that preserving/improving large historic houses sometimes means multi-family conversions to make them cash flow. They were concerned with zoning changes that might present challenges to historic districts disrupting their overall character. They liked townhomes and cottages courts. They liked smaller size 1,000 starter single family houses for affordability. (The commercial building code makes it more expensive when 3 + units needing fire sprinkling). They thought there is plenty of mixed use. They liked all development improvements and sustainability practices (heat pumps, raingardens, bee-friendly, stormwater). They wanted to hide parking more with buildings and try to reduce stalls. More commercial outlots to fill in large parking lots was also desired. Signage should be appropriate and scaled to the local context of the historic district and in

general. More pedestrian connections are needed and more landscaping to beautify sites. The code should be search-friendly online with educational supplements.

6. Future agenda items and announcements

Mr. Kocken stated there was a Native American burial mound near McDonough Park as shown on Charles Brown's archeology atlas. It is likely the mound does not exist however, due to development and the railroad.

7. Adjournment

Chair Ebert called for adjournment of the meeting at 5:34 p.m. Member Schemm moved to adjourn. Member Barnes seconded.

Submitted by,



Rick Schemm,
Secretary