

MINUTES
Planning Commission
July 11, 2022

The City of Wyoming Planning Commission met in regular session on July 11, 2022, in the Council Chambers at the City Building. The meeting was called to order at 7:00 p.m. by Jon B. Boss, Chair. Attendance was as follows:

MEMBERS:

Jon B. Boss, Chair
Dan Driehaus
Ethan Pagliaro

STAFF:

Megan Statt Blake, Community Development Director
Tana Bere, Community Development Specialist

OTHERS:

Rusty Herzog, City Manager

Approval of May 2, 2022 Meeting Minutes

Mr. Pagliaro moved to approve the minutes as revised. Mr. Driehaus seconded the motion. By voice vote, all voted yes, the motion carried.

Citizen Participation

No citizens were present.

Business

Continued Review of a Development Plan Application in Accordance with Chapter 1133 of the Wyoming Codified Ordinances for Structural Alterations at the Village Green, 412 Wyoming Avenue: Ms. Statt Blake shared that the Architectural Review Board (ARB) met twice to review the Development Plan for the Village Green on May 12 and July 2, 2022. The ARB paid particular attention to the design of the performance pavilion. Pending the results of the July 7 ARB meeting, the revised Development Plan is presented to the Planning Commission to review the proposed changes to the pavilion. If the Planning Commission is in favor, a recommendation to City Council to approve the Development Plan Application would be in order and a report should be drafted and presented to Council at either its July 18 or August 15 meeting.

Mr. Rusty Herzog, City Manager, was present to provide additional background following the ARB's last review of the application. Mr. Herzog explained that the ARB members felt that the design of the initial pavilion that was being entertained was too generic, it lacked

passion, and was not befitting of the historic district and the ARB recommended that staff continue to refine the design of the pavilion with its design professionals. The ARB had asked the designers to create something that is uniquely Wyoming. No large changes were recommended for the overall park renovations, only the pavilion was asked to be looked at again. The City's designers, Champlin Architects, provided revised renderings of a new pavilion to the ARB last week. The ARB recommends that the revised pavilion design be forwarded to City Council following a review and recommendation by the Planning Commission.

Mr. Herzog explained that Champlin Architects visited the Wyoming Historical Society for inspiration and determined that elements of the former train station depot could be incorporated into the design of the pavilion. The Architects also reviewed the historical housing stock as well as the existing gazebo designs and both were ruled out as options, they simply were not viable options. The Architects were excited about the train station's design, and they pulled out hard lines and features of the train station that could be incorporated into the pavilion.

Mr. Herzog explained that the designers were directed to use the rough footprint of the preliminary pavilion design but to try and keep the costs nearly the same as the first draft pavilion. A new pavilion design was created using design elements from the train station using a combination of wood and steel beam construction. The roof design of the revised pavilion represents steel beams intended to mimic train tracks and someone pointed out that the zig-zag design feature of the roof looks like a "W". The revised stage design still incorporates a storage area in the rear of the stage as was proposed in the previous design. The ARB expressed concern about lighting and the Architects are focusing the light installation into the beams of the underside of the roof. Entertainment lighting has not been funded as part of the project however the infrastructure for it can be installed now and the lighting could be added later.

Mr. Boss asked clarification if the sides of the pavilion will remain open. Ms. Statt Blake stated that they will. Mr. Herzog added that the west side of the stage will have an accessibility ramp and the east side will have steps to access the stage.

Mr. Herzog explained that the project is still in its beginning stages. The true cost of the pavilion redesign needs to be determined still and if the cost is more than anticipated, City Council may have to consider funding resources among other aspects.

Mr. Driehaus asked clarification that aside from the costs associated with the redesign of the stage if the ARB were in approval of the remainder of the park improvements. Ms. Statt Blake commented that the process is still in a design development stage. Mr. Herzog added that the Architects were compensated to refine the design of the pavilion up to this point. Meanwhile, they will be preparing the cost estimates for building the structure.

Mr. Boss commented that in moving the proposal along with a redesign pavilion, will allow the city to show prospective donors exactly what will be coming as a new phase of project promotions will begin within approximately 6-8 weeks. Mr. Driehaus commented that he is in support of the revised pavilion design.

Mr. Pagliaro asked if there is a cut-off date when no further revisions will be accepted. He clarified by questioning if there is an option to hang a screen for outdoor movies, etc., or opportunities to allow for event lighting and audio equipment usage. Mr. Herzog stated that he may ask Access Audio to make recommendations to that effect. The ARB did not want to install generic lighting if lighting becomes incorporated into the budget of the project however they were in support of installing event lighting that was tastefully designed. There will not be any speakers incorporated into the pavilion, the sound equipment, if needed, would be provided by the group, band, or person providing the entertainment. Mr. Herzog added that there will be electric outlets installed on the back side of the short walls on the side that will not be seen by patrons in the park.

Mr. Pagliaro suggested that a 3-4-foot section of the planters on both sides of the stage should be filled space, rather than filled all of planting materials. This 3-4-foot solid section would allow performers and/or Access Audio to place speakers upon to allow better sound reception in the park. Mr. Pagliaro also expressed concern of the weight bearing capacity of the steel beams above the stage, will they be structurally sound enough to be able to hang lighting and/or a screen, in the future. Lastly, he added that, in his opinion, the design of the revised pavilion looks great.

Mr. Driehaus asked clarification if the Architects were aware of the addition of a movie screen either now or later. Mr. Herzog stated that it was not specifically discussed with them as currently, the city uses an inflatable screen that has worked well, but it was not discussed.

Mr. Pagliaro explained that when a traditional movie screen is used, it is difficult to see what is being projected until after 9:30 p.m. or at least until the sun has completely gone down. He provided a description of an LED tile structure that can hang from the beams and provides a very clear display regardless of daylight or darkness levels. Mr. Herzog asked Mr. Pagliaro to provide him with additional details about the LED tiles.

Mr. Herzog added that the City did not receive the state funding (grant) that it had applied for in the amount of \$500,000. If the revised construction costs for the pavilion come back at under \$500,000 the project can still move forward. If, however, the estimates come back for more than \$500,000 City Council will have to prioritize the funding of the project in the budget. Mr. Herzog speculated that when people learn that the new design of the pavilion

is following the design of the old, historic train depot, that it may become more desirable to potential donors.

With no further questions or comments, Mr. Pagliaro moved to approve the revised Development Plan Application as submitted. Mr. Driehaus seconded the motion. By voice vote, all voted yes, the motion carried.

Administrative Request to Rezone 301-329 Crescent Avenue (odd addresses only) from C-3 Office Building District to A Single-Family Residence District: Ms. Statt Blake provided the background. Planning Commission members may be familiar with the Crescent Avenue properties as being the site of the former Wyoming Family Practice/UC Health medical office, which was formally addressed as 305 Crescent Avenue. The property is zoned 'C-3' Office Building District. When the medical office ceased operation in 2018, the property was listed for sale and was ultimately purchased by Traditions Building and Development Group in 2020. The property was then subdivided into seven building lots for single family residences. The residential properties across the street are zoned 'A' Single-Family Residence District.

With the current redevelopment of the former medical office property into seven residential lots for single-family homes, the Administration recognizes the benefit of rezoning the properties from 'C-3' Office Building District to 'A' Single-Family Residence District to better reflect the use being established and prevent undue confusion as to the intended long-term use of the properties. The Administration holds that this rezoning will have no perceivable impact on the area. Based on the single-family uses that are being developed on these seven lots and the complimentary zoning of the adjacent properties to the east, west, and south, the Administration is requesting that the Planning Commission vote to recommend the rezoning of 301, 307, 313, 317, 321, 325, and 329 Crescent Avenue from the current zoning classification of 'C-3' Office Building District to 'A' Single-Family Residence District.

Planning Commission members agreed with the merits of the proposal and Mr. Pagliaro moved to approve the Administration's request to rezone 301-329 Crescent Avenue (odd addresses only) from C-3 Office Building District to A Single-Family Residence District. Mr. Driehaus seconded the motion. By voice vote, all voted yes, the motion carried.

Planning & Zoning Code Amendments Regarding Exterior Lighting, Public Hearing Notices, Code References, etc.: Ms. Statt Blake provided the background explaining that there are several proposed amendments to the Planning & Zoning Code, including the previously discussed exterior residential lighting regulations, revisions to how the City notifies the public of public hearings, and minor code reference corrections.

Mr. Boss stated that he would prefer that the Code addition referring to Exterior Lighting be extracted and considered under a separate review and approval process. Mr. Boss

stated that he felt that since it is new language, a new Code, and no one other than Planning Commission members have read the text, that City Council should be allowed to act on it first. The perception that a new Code is slipped into the list of proposed Code amendments without letting people know it is new Code, concerns him. He recommended that if the slate of proposed amendments is approved this evening that Section 9 be removed and reviewed separately.

Ms. Statt Blake reviewed the proposed changes. Most of the changes refer to the advertisement of public hearings and notices to the public. The Code currently states that this information must be placed in a newspaper of general circulation in the City. It was noted that paper newspapers have, for the most part, gone away from being the main source where people obtain information important to them. Therefore, after discussing this with the City Solicitor, it is proposed that these public notifications be allowed to be placed on the City's website and serve as the public's official notification. The Code references where this proposed change would be reflected are Sections 1101.09, 1137.07, 1157.06 (d), 1185.05 (c), 1197.03 (d), 1157.06 (d). The Members were in favor of the proposed amendments.

Additionally, various Sections of the Code are proposed to be revised that reference back to a Section of the Code for definitions of certain terms and phrases, among other things. It was suggested that since there is now in the Code a Section specifically for Definitions (Chapter 1131) that the individual references to each Code Section is redundant and readers should simply be pointed to the Chapter containing the Definitions. The Members were in favor of the proposed amendments.

Ms. Statt Blake stated that she will prepare the proposed changes for City Council consideration at their August 15, 2022 meeting. Ms. Bere will conduct additional research among other communities to further refine the language of the Exterior Lighting legislation to determine if additional refinements need to be made to it before Council's consideration in August.

Mr. Driehaus motioned to recommend the proposed changes to the Code Sections as submitted except for Section 9 referencing Exterior Lighting, which shall be reviewed and considered separately. Mr. Pagliaro seconded the motion. By roll call vote, 3-0, all voted yes, the motion carried.

Miscellaneous

There were no miscellaneous items to discuss.

Excusal of Absent Members

Mr. Pagliaro moved to excuse Ms. Bossin and Mr. Johnson. Mr. Driehaus seconded the motion. By roll call vote, 3-0, all voted yes, the motion carried.

Adjourn

With no further business before the Commission, Mr. Driehaus moved to adjourn the meeting. Mr. Pagliaro seconded the meeting. By voice vote, all voted yes, the motion carried. The meeting adjourned at 7:55 p.m.

Respectfully submitted,

Debby Martin, Executive Assistant

Jon B. Boss, Chairman