



**AGENDA**  
CITY OF AUGUSTA  
PLANNING COMMISSION  
August 11, 2020  
6:00pm

*“Augusta – Where the metro’s edge meets the prairie’s serenity offering the perfect blend of opportunity and proximity for living, commerce and culture.”*

**A. CALL TO ORDER**

**B. MINUTES**

**1. July 27, 2020 PLANNING COMMISSION MEETING MINUTES**

Approval of minutes for the July 27, 2020 Planning Commission meeting.

**a. Planning Commission Motion / Vote**

**C. BUSINESS**

**1. COMPREHENSIVE PLAN WORKSHOP**

Discussion/direction regarding the second three elements of the draft comprehensive plan. Review the elements of Transportation, City Services & Facilities, and Parks & Recreation in the draft comprehensive plan, allow public comments, and provide feedback and direction on draft comprehensive plan with focus on questions and issues highlighted in the presentation.

**a. Staff Report**

**b. Planning Commission Discussion/Direction**

**D. MATTERS FROM / FOR COMMISSION**

**1. BUTLER COUNTY BUILDING PROPOSAL**

Present initial information regarding a proposal by Butler County to construct an accessory structure on the property at 2100 Ohio Street, site of the Public Safety Building.

**E. ADJOURN**



**Planning Commission Minutes**  
**Special Meeting**  
July 27, 2020  
6:00pm

**Members Present:** David Bisagno; Rick Blue; Nick Hoefgen; Jake McClure; Connie Thurman; Jim Keller

**Members Absent:** Elmer Simon

**Staff Present:** Anita Riley, City Planner  
Cody Sims, Assistant City Manager  
Susan Smith, Community Development Administrative Assistant

**Visitors Present:** Bill Morris; Mitch Coffman; Tom Leffler

*Minutes:* McClure made a motion to approve the minutes from the June 22<sup>nd</sup> and July 14<sup>th</sup>; Thurman seconded the motion. Motion carried without opposition.

*Business:*

- 1) *Docket Z2020-08 Frisco Shops Site Plan Review:* Consider approval of a Site Plan Review requested by the Frisco Shops LLC to remodel a building at 614 N State St. Riley provided the staff report and recommended approval of the Site Plan with the following Conditions.
  1. General conditions of approval:
    - a. Permanent outdoor storage of display is prohibited.
    - b. Temporary sidewalk signs must be removed at the close of business each day.
    - c. Table and chairs placed on the sidewalk must be removed at the close of business each day.
    - d. Uses not allowed by right must obtain a conditional use permit unless noted as prohibited.
    - e. The use, storage and handling of hazardous materials shall be limited to those amounts normally used for cleaning, insect, rodent and weed control purposes or any products that are necessary and ordinary to the operation of the allowed business.
  2. Prior to building permit application, the applicant shall provide information regarding the preferred number and size of water lines for the project.
  3. Prior to building permit issuance:
    - a. The survey for the boundary line adjustment will be certified and recorded with the Register of Deeds at Butler County.
    - b. The applicant will provide plans that:
      - i. Identify the location of any spread footings at the north façade and verifying that they do not encroach on the neighboring property;

- ii. Indicate the downspouts at the restrooms tie into the stormwater facilities under the play park;
  - iii. Delineate the realignment of the fence at the northeast and northwest corners of the play park;
  - iv. Delineate and dimension the location of a hard surface pad for garbage bins. Materials shall be noted and details provided, as necessary.
- c. The applicant will provide a statement that all leases for space at the property will include a clause that all loading and unloading of goods, materials, and products will occur in the alley to the rear of the property unless express permission has been provided by the City.

Commissioners had comments on the building permits being pulled; tapping the main water line 5 times and putting in a vault possibly; outside furniture fitting inside of the stores. Morris spoke about the fence; extra steps in the review process; and leases.

Thurman made a motion to approve the Site Plan for the Frisco Shops at 614 N State St with the conditions adding the underground drain line for the restrooms be tied into the existing line; and remove the condition for removal of the furniture. Hoefgen seconded the motion. Motion carried without opposition.

2) *Comprehensive Plan Workshop*

Riley provided the staff report for the first three elements of the draft comprehensive plan. The elements presented was Growth and Development, Economic Development, and Housing and Residential Development.

*Adjourn:*

Hoefgen made a motion to adjourn at 7:38PM; McClure seconded the motion. Motion carried without opposition.

/s/Susan Smith, Secretary



**CITY OF AUGUSTA  
PLANNING COMMISSION  
AGENDA REPORT**

Meeting Date: August 11, 2020  
Department: Community Development  
Submitted By: Anita Riley, City Planner  
Prepared By: Anita Riley, City Planner  
Agenda Title: **Comprehensive Plan Workshop – Part Two**

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**RECOMMENDED ACTION:**

Review the elements of Transportation, City Services & Facilities, and Parks & Recreation in the draft comprehensive plan, allow public comments, and provide feedback and direction on the draft comprehensive plan.

**BACKGROUND:**

The comprehensive plan is the backbone of the community's planning efforts. It outlines the challenges facing Augusta, identifies solutions, and provides guidance on planning-related decisions. The solutions and guidance are given in the form of goals and policies and provide a blueprint for future land use in the City and its Growth Area. This serves as a basis for the zoning and subdivision regulations and other plans, ordinances, and guidelines. The comprehensive plan is a living document that should grow and change with the community.

The current comprehensive plan was adopted in 2002 and had a small-scale amendment in 2003. The plan expresses some of the same challenges identified by the community today but it went largely unused. Eventually, the community's focus changed; some challenges were resolved while other challenges arose. In time, the relevance of the current comprehensive plan faded and the need for a new plan grew.

The City retained the services of PEC to update its primary planning documents, including replacement of the current comprehensive plan. PEC conducted two Community Surveys and drafted a Community Profile to inform the direction of the Comprehensive Plan. Additionally, PEC led an outreach campaign that included:

- Written communications suitable for distribution via print and social media and web posting;
- The creation and guidance of a steering committee made up of a mix of citizens, public officials, and City staff; and
- The creation and guidance of a core team meeting made up of City department heads.

Documents have been made available on the City's website and a copy of the most recent version of Draft Comprehensive Plan is available for review online at [https://www.augustaks.org/Community%20Development/Comprehensive%20Plan/Augusta%20Action%20Comprehensive%20Plan\\_July%202022%202020%20Draft.pdf](https://www.augustaks.org/Community%20Development/Comprehensive%20Plan/Augusta%20Action%20Comprehensive%20Plan_July%202022%202020%20Draft.pdf)

### **COMPREHENSIVE PLAN UPDATE:**

The Draft Comprehensive Plan is structured so that the vision for Augusta's future is presented, followed by six chapters, or elements, each addressing the City's future land use, economic development, housing, and other planning-related issues, needs, and challenges. Each element contains at least one goal that supports the City's vision, and policies are provided that support the goals.

The values identified in Chapter 2 of the Draft Comprehensive Plan express a desire for a livable, connected, and sustainable City that is prosperous and innovative. Quality of life is important to the community as is economic prosperity and financial solvency for the City.

The August 1 workshop will review the goals and policies developed for the Transportation, the City Services & Facilities, and the Parks & Recreation elements. The presentation will explore the themes in each element and demonstrate they interrelate to the City's vision.

The Transportation element speaks to how the City can provide a high-quality transportation system through maintenance of existing facilities and prudent additions. It also provides guidance to improve the existing network and provide options for people who do not or cannot drive.

The City Services & Facilities element describes policies to provide City infrastructure, services, and facilities in an efficient manner that meets current and future needs. It also identifies ways to support private utilities and communication services that enhance the quality of life and expands business opportunities in the community.

The Parks & Recreation element articulates policies that support a connected, resilient, and sustainable parks system. It also provides guidance to plan for, develop, and maintain that high-quality parks system.

The purpose of the August 11 workshop is to solicit feedback from the Planning Commission and the public regarding the content of the Draft Comprehensive Plan. It is the objective of staff to get direction from the Commission regarding any revisions to the draft document.

During the workshop, the Planning Commission will be asked to provide confirmation of the acceptability of specific concepts and to provide direction regarding revisions, where needed.

**Zoning Administrator Approval Date:** August 6, 2020  
**City Planner Approval Date:** August 4, 2020  
**Attachments** (*list in packet assembly order*):

- 1.