

**Village of Brooklyn  
Planning and Zoning Commission  
Meeting Minutes  
April 25, 2011**

The regular meeting of the Planning and Zoning commission of the Village of Brooklyn was called to order in the lower level of the Brooklyn Community Building at 6:40pm by Chairperson Nadine Walsten. Commissioners present were Dorothy Frandy, Marty Pilger, Mark Bruner and Dale Arndt. Nissin Rodriguez had an excused absence.

**Minutes:** Motion Bruner/Frandy to approve the minutes from 3/28/10 with Pilger abstaining.

**Discuss application for zoning change on Lot 29 of Brookhaven Estates (Second St.) from multi-family residential to PDD (Planned Development District) to allow for a Habitat for Humanity Project:**

Don Lund and Scott Meyer summarized Habitat for Humanity Project in local area. History includes 25 years of service with satellite project work in Oregon and nearby area. Last project in Oregon/Brooklyn area was a 4 unit building.

Proposed project on Lot 29 2<sup>nd</sup> Street is appealing with the local atmosphere and architecture on that street. With a school local nearby, this also added appeal to this property. Discussion of preliminary proposal and plat map provided. Lot 28 to the north is currently has a duplex. Currently the property is zoned Residential Multifamily, which does not permit single family or duplexes. Habitat wants rezone to two family lot or PDD. Presentation was intended to discuss project with council in preliminary phase to understand probability of approval.

Proposal project is for 2 duplexes with staged construction over time in 2011 and 2013-2014. No set building layouts but Scott Meyer said setbacks would follow requirements. Preliminary ideas may use zero lot lines or condominium development. Residents would be selected before construction and occupancy would be immediately after construction completion. Buildings are built to be energy efficient. Each unit would have individual utility connections.

Resident must complete 350 work hours on a project and submit a \$500 down payment to earn their home. Loans for the owners are interest free with the home cost much less than appraised value.

Habitat obtains a mortgage for the remaining appraised value. Habitat sometimes utilizes Community Block Grants for new homes.

Only one foreclosure has occurred in approximately 200 Habitat projects in the area. They work with owners to keep them in homes. A question was asked if the homes are rented out and Scott and Don do not believe so but would need to verify.

Rob Roth mentions condominiums may be better option than zero lot lines in this particular situation.

Walsten indicated a past development proposal for Lot 30, and also at that time traffic and service issues were raised. It was mentioned the owners of Lot 30 are not currently interested in development. Wilke is current owner.

Public Input on Habitat project:

Rob Kovach – 344 2<sup>nd</sup> Street. Has concerns about development of property. He asked to consider parking issues and pedestrian safety. Preliminary proposal has one-stall garages per unit. He asks for two car garages with two cars able to park outside of garage for each unit. He wants to keep the medium density spacing in this neighborhood.

Adam Mastalir – 335 2<sup>nd</sup> Street. Adam confirmed the existing sanitary sewer would need upsizing for consistent service with any larger development. He is concerned that parking is full on both sides of the street and this would hinder emergency services getting through. Pedestrian safety was also mentioned with the nearby school.

Kirsten Mastalir – 335 2<sup>nd</sup> Street. She was concerned with the number of cars parking and traffic flow through the street, especially being close to the elementary school. She does not believe the size of lot is not large enough for current proposal and it does not fit into the neighborhood. The project should match the existing neighborhood development. She does not want the issues associated with development multi-family homes. Kirsten mentioned the multi-family development could alienate neighborhood loses its small town atmosphere. She also was concerned property values could be affected by the project.

Laura Clark-Hanson – 340 2<sup>nd</sup> Street. Streets have restricted winter parking with no parking between 1 a.m. to 7 a.m. One property in the area currently parks vehicles on the street and breaks this ordinance. The development could cause more cars and increase the problem. She asked Don Lund and Scott Meyer for a list of past projects to see the Habitat projects and their conformity to the surrounding neighborhood. She moved from a big city to Brooklyn because of the look, energy and rural community feel. Ask Board what the intended residential atmosphere was for this neighborhood.

Adam Mastalir asked why not build just two units instead of four. Scott Meyer brought up cost of land is too expensive for only 2 units. Don Lund added that R-M Zoning drives up the cost of the land. Adam Mastalir believes the lot should be developed but duplexes do not fit with current development.

The current comprehensive plan shows the lot to be single family zoning use.

Public concern about pedestrians on Second Street was discussed. There have been past talks about “Safe Routes to School” by the Board. An application for grants would be submitted if improvements are planned (planning study). The parking and traffic issues have been reported to police. Laura Clark-Hanson stated that parking and safety issues are the biggest concerns.

**No action taken as the meeting was a concept discussion.**

#### **Other Business:**

Herb Hansen of Genesis Properties was present to answer questions about the potential for senior housing in the Village. Questions were asked about a facility in Oregon that has residents who are not 55 years old or disabled. He believes these residents are the care takers for other residents.

A possible location would be on the north portion of the Village but may be financially infeasible. The downtown is more attractable but needs services such as doctors, entertainment, restaurants and shopping to attract residents. Additional questions would be better answered by Lee Norbert or Mark Riese.

**No action was taken.**

#### **Comprehensive Plan Amendment**

Rob Roth summarized changes and direction of amendments. Goals and policies for chapters 2 thru 6 are updated and available for review. The suggested updates have been incorporated into the current drafts. The goals and policies are suggested to be the most important with the remaining portion of each element providing supporting information.

Residential and commercial development around the Village was discussed including the land use projections and the effects on the existing utilities. It was mentioned that improvements for new development may be funded by the developer. Policies with specific percent growth levels for residential and commercial may be revised to not be so restrictive. Commercial growth should be well planned so the Village does not lose its aesthetics and community character. Growth in the ETJ boundary should be planned with joint effort with the Township.

The zoning ordinance needs to coincide with the comprehensive plan on Planned Development District. Information about conditional uses for multiple primary buildings needs to be reviewed.

Verification is needed that green space within the Village is covered in Land Use Chapter. Various revisions were noted in the draft language but the wording is mostly acceptable.

Motion: Pilger/Frandy to adjourn at 9:10 p.m. Carried.