

CITY OF FALCON HEIGHTS

Planning Commission
City Hall
2077 West Larpentour Avenue

WORKSHOP MINUTES

April 22, 2025 at 7:00 P.M.

A. CALL TO ORDER: 7:00 P.M.

B. ROLL CALL:

Mike Tracy <u>X</u>	Laura Paynter <u>X</u>
Jacob Brooks <u>X</u>	Rick Seifert <u>A</u>
Jim Mogen <u>A</u>	Jeremy Hallowanger <u>X</u>
Jake Anderson <u>X</u>	

Staff Liaison Lynch X
Council Liaison Meyer X

C. NEW BUSINESS

1. City Code Updates

- *Permeable Driveways: Discussion on allowing permeable or pervious driveway materials. Members supported permitting them city-wide with stipulations for maintenance and limitations on gravel-style options.*
- *Variance Process: Proposal to require public hearings for variances, matching conditional use permit procedures. Supported for improved transparency.*
- *Setback Clarifications: Addressed confusion over shed setback requirements. Recommendation to define and clarify accessory building setbacks in code.*
- *Accessory Utility Structures: Suggestion to use 'accessory building' instead of 'utility building' for clarity and consistency.*
- *PUD Expirations: Recommended imposing a 12-month limit for starting construction on approved PUDs with an optional 12-month extension. Consideration for development agreements.*
- *Terminology Updates: Plan to modernize language in zoning code, such as replacing 'beauty shop' and 'barber shop' with 'salon'.*
- *Garage Setbacks: Discussion on simplifying complex and inconsistent garage setback rules. Staff will draft a more standardized approach.*

D. INFORMATION AND ANNOUNCEMENTS

1. Staff Liaison Report
2. Council Liaison Report

E. ADJOURN