

**City of Harrington  
MINUTES  
City Council Workshop  
April 28, 2015**

**Public Comments**

There were no Public Comments.

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A workshop with the Harrington City Council was held at Harrington City Hall, 106 Dorman Street, on April 28, 2015 and was attended by the following: Mayor Anthony R. Moyer; Vice Mayor Cheryl J. Lahman; Council Member Duane E. Bivans; Council Member Fonda Coleman; Council Member Amy L. Minner; Council Member Charles W. Porter; Council Member Kenneth W. Stubbs; William Pepper, City Solicitor; Teresa Tieman, City Manager; and Kelly Blanchies, Clerk of Council.

Planning Commission Members present: Chairman James Coudriet; Jeff Rettig; and Elizabeth Brode. Commissioner Stacey Sizemore arrived at 6:48 p.m.

Also present: Debbie Pfeil, City Planner, AECOM; Barbara Bullock; Charles Carr; and Jennifer Antonik.

Mayor Moyer called the meeting to order at 6:30 p.m.

The Pledge of Allegiance was given.

**Zoning Code 1<sup>st</sup> Draft**

Council Member Minner stated that the Council Members live in this town and must abide by the Code; they should be sure that the Zoning Code matches what they want the City to look like in the future.

The City Planner stated that all comments should still be submitted to the Clerk of Council in writing. The City Manager stated that this is a living document and will continue to change. The City Solicitor stated that the idea is for the Zoning Code to last until the next Comprehensive Land Use Plan must be written.

Council Member Bivans asked if “City Manager” should be “City Manager, and/or his/her designee” throughout the document. The City Solicitor stated that he suggested removing the designee portion to make the document more readable. The term City Manager is defined to include his/her designee.

Council Member Minner asked if temporary buildings include shipping containers. The City Planner stated that there is a separate chapter in the Code that addresses those containers. Mobile Homes are not considered a temporary building. The City Manager stated that a definition for temporary building will be added.

Council Member Minner asked about home occupations being listed as a permitted use. The City Planner stated that there are additional requirements for home occupations.

The City Planner stated that currently the Code does not allow for the replacement of mobile homes. The new Zoning Code would allow for replacement of mobile homes as long as the setback requirements can be met.

Council Member Minner suggested placing permitted uses and bulk standards in charts to make it more readable.

The City Planner stated that a list of additional regulations that may apply were added to the end of each zone for reference. State regulations and outside agencies can change, so they should not be addressed in the City's Code.

Council Member Bivans asked what a conditional use is. The City Manager stated that those uses would have to come before the Planning Commission. The City Planner stated that they are not given by right and may need additional input before allowed.

Council Member Minner asked about providing an exception for alleyways for infill lots rather than require a waiver to be granted. The City Planner stated that the waiver option was included so that the applicant would not have to go to the Board of Adjustment.

Mayor Moyer stated that alleyways increase the liability for the City, and the current alleyways are not being maintained. The City Planner stated that new alleyways will be finished correctly when installed by the developer, and they reduce costs for repairs to utilities run in the alley rather than the road, and access to properties is increased. Mayor Moyer stated that the increased miles of roadway cost more to maintain and police.

Discussion occurred regarding commercial establishments in apartment buildings.

The City Planner stated that there are only a couple of parcels zoned C-1. Council Member Minner asked why the size is restricted. The City Planner stated that the City would want to keep them small.

The City Planner stated that the C-2 Zone is the downtown area and has been extended to include mixed uses for buildings.

Mayor Moyer asked if private clubs includes adult entertainment. The City Planner stated that was submitted as a comment as a term to define.

Commissioner Coudriet asked what ancillary uses for a religious institution would be. The City Planner stated daycares, schools, thrift shops, or soup kitchens.

Discussion occurred regarding smoked glass.

Council Member Minner asked if a change of use would require structural changes. The City Planner stated structural changes would only be required if renovations are more than fifty percent of the building.

Discussion occurred regarding required trees and stamped concrete.

Mayor Moyer stated that limiting the height of signs in C-3 to twelve feet and requiring conformance in ten years is a hardship. The City Solicitor stated that it is a policy matter for the City Council to decide.

Discussion occurred regarding the City Manager's ability to remove dangerous sign.

Council Member Bivans asked about ADA sign requirements for parking spaces.

Council Member Minner asked if site plans are required for building permits for signs. The City Planner stated that the new Zoning Code lists the requirements for building permits and zoning compliance certificates.

There being no further business, the City Council Workshop adjourned at 8:29 p.m.

Respectfully Submitted,

Kelly Blanchies  
Clerk of Council