

PLANNING & ZONING COMMITTEE MEETING

APRIL 18, 2013

The meeting was called to order by Chairman Tim McCarthy at 5:00 p.m. Committee members present were Joe Lawless and Tim McCarthy. Tom Mackin arrived at 5:12 p.m. Also present were Law Director Mathew Beredo, Planning and Zoning Administrator Tom King, and Deputy Planning and Zoning Administrator Brody Walters.

ECKEL ROAD SPECIAL INDUSTRIAL IMPROVEMENT PROGRAM

Mr. King stated that the Eckel Road Special Industrial Improvement Program had initially been considered as a new zoning district, but it is now moving forward as an administrative program. The concept of the program is to define a time period within which a property has to be brought into full compliance with the Planning & Zoning Code when any improvement is made to a property instead of immediately requiring full compliance. The Committee discussed the tables as presented by Mr. King and noted several items that need to be clarified. They asked that it come back to the Committee before it goes on to Planning Commission.

CODE AMENDMENT FOR LAND USE CHART

Mr. King reported that a proposed code amendment removing residential uses from planned business park zoning is on the agenda for this month's Planning Commission meeting. Mr. McCarthy asked if there were any projects in the pipeline that would be affected by this. Mr. Walters said that the Miller Valentine senior housing at Harbor Town is the only project that he is aware of, but that project is covered with the Urban Village Overlay.

CODE AMENDMENT FOR ANIMAL SERVICES

Mr. King stated that a proposed code amendment regarding animal services is also being submitted to the Planning Commission this month. The code amendment differentiates between indoor and outdoor animal services and allows them as a permitted use or special approval use in commercial zoning districts.

OTHER BUSINESS

Mr. King reported that on the April agenda for Planning Commission is a small addition and re-facing for Wendy's.

Mr. King stated that the Historic Landmarks Commission had a discussion about regulating color. If someone is painting their house, they do not need to get a Certificate of Appropriateness. However, if they are painting in conjunction with another project, color can be reviewed. Mr. Walters noted that the Commission does not prescribe colors, but they act more as a filter. The Historic Landmarks Commission is also bringing in vendors to give presentations regarding windows to see what products are available. Currently only wood or aluminum clad windows are approved for the Historic District.

There being no further business, the meeting adjourned at 5:41 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairman
Planning & Zoning Committee

Next meeting: Wednesday, May 15, 2013 at 5:00 p.m.