

PLANNING & ZONING COMMITTEE MEETING

MARCH 25, 2013

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

SIGN CODE AMENDMENT

The public hearing on the Sign Code Amendments was held on March 19th with no public comment. The Committee agreed 3-0 to recommend approval of the Sign Code Amendments.

V COUTURE DECLARATION OF RESTRICTIONS

Mr. King stated that a Site Plan for a new building for V Couture at 135 West Indiana Avenue is on the March Planning Commission agenda. The Site Plan includes reconstructing the existing driveway to make it one way for incoming traffic with two or three off-street parking spaces off the rear alley. The Code does not allow a commercial driveway within 80' of another driveway and Salon Hazelton is directly adjacent to this site. Mr. King said that he feels that he can allow this driveway as long as it is restricted to a low traffic generating use and it is one way in. Mr. King distributed the Declaration of Restrictions in which the property owner is giving up their rights to continue this driveway for any use except the proposed use, unless a traffic study is done showing traffic that is equal to or less than this use. The property owner has agreed to these terms. Mr. McCarthy asked if the driveway could be relocated to the other side of the property. Mr. King said it would then be within 100' of Walnut Street. Mr. Lawless asked if the property owner tried to work with Hazelton on sharing a driveway. Mr. King stated the applicant contacted Hazelton, but Hazelton was not interested in sharing the driveway. The Declaration of Restrictions has been reviewed by Attorney Phil Dombey, but the Committee wanted an opportunity to review the document before making a recommendation.

PROPOSED NEW ZONING OVERLAY DISTRICT

The Committee had further discussion regarding a proposed new zoning district overlay for the Eckel Road area. This is an attempt to encourage property owners to make improvements to the property without having to bring the entire property up to Code at the same time. The idea

is that compliance with the Code would be deferred and spread out over a number of years. The Planning and Zoning staff is working on a detailed plan to bring to the Committee.

UPDATE ON RESIDENTIAL USES IN PBP ZONING DISTRICTS

Mr. Walters distributed a draft Land Use Table with changes identified in orange. He said that the most notable changes are allowing less intense uses in residential districts, for example, if a property is zoned multi-family or two-family, a single family residence could be built instead. Also, there is an effort to differentiate between Planned Business Park (PBP) zoning and the Urban Village Overlay (UVO). The proposal is to make UVO a zoning classification instead of an overlay. PBP zoning would reflect a more traditional business park use and UVO would be for mixed uses, more of a community within a community.

The Committee agreed that they would like to move forward with removing residential uses from the PBP zoning classification sooner as opposed to later. Mr. King also requested that we move forward with the changes that would affect doggie daycares, including adding Animal Services Indoor and Animal Services Outdoor classifications, because of the number of inquiries that are received for this use. These items will be reviewed at the Planning Commission in their April meeting.

There being no further business, the meeting adjourned at 5:40 p.m.

Respectfully submitted,

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

Tim McCarthy, Chairman
Planning & Zoning Committee

Next meeting: Wednesday, April 17, 2013 at 5:00 p.m.