

September 27, 2012

Planning Commission

- Ordinance 17-12: Amending Section 710.08 Definitions (Home Based Business)
- Ordinance 18-12: Amending Section 721.03 Accessory Uses (Home Based Business)

Chairwoman Jennifer West called the meeting to order at 7:03 p.m. Members present: Arthur Goddard, Andre Reynolds and Ron Sabransky. Absent: Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner, Councilwoman Jane Goodman and Councilman Dennis Fiorelli

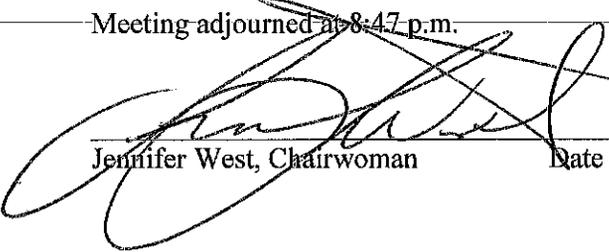
Ordinance 17-12 & 18-12 – Chairwoman West asked Councilwoman Goodman to address issues regarding Ordinances 17-12 and 18-12 that she introduced to Council. The commissioners are reviewing the Ordinances that were returned to the planning commission for approval or revision. Councilwoman Goodman explained that she thought it was important to start with a brand new ordinance instead of editing the more than 40 year old existing ordinance. She articulated that the new ordinance was to create a broader, more modern and realistic range of allowing businesses in homes. She stated that the big problems are being addressed in the ordinance; e.g. noise, traffic, nuisances, noxious odors, etc. She stated that some of the home-based businesses that do not cause any problems in their neighborhoods and already exist albeit illegally sometimes are residents selling Pampered Chef, Avon, Mary Kay or manicurists, chefs, caterers, etc.

Mr. Kowalczyk cited an instance involving a resident who received deliveries from a large truck several times a week. The resident used a fork lift to transfer the large sheets of materials to his garage. He also sometimes worked on the materials in the driveway area. His home-based business violated the residential character of the neighborhood. After a discussion among the commissioners and Councilwoman Goodman, she agreed with a restriction that would allow the use of 25% of the gross floor area of the primary residence for a home-based business. Also, if garages are used for storage of materials for the business there should be room to park a minimum of one car. Chairwoman West stated that there should be a balance between allowing home-based businesses with restrictions and maintaining the residential character of the neighborhood. The discussion will continue at another meeting.

Mr. Goddard made a motion to approve the minutes from the September 13, 2012 meeting. Seconded by Mr. Sabransky. All ayes. Motion approved. (3-0-0) (Chairwoman West was unable to vote due to her absence at the previous meeting.)

Mr. Reynolds made a motion to adjourn the meeting. Seconded by Chairwoman West. All ayes. (4-0-0)

Meeting adjourned at 8:47 p.m.


Jennifer West, Chairwoman

Date

10.11.12


Barbara Latini, Recording Secretary