

March 26, 2009

Planning Commission

- Discussion: Rezoning request of PP# 703-20-021 (currently a parking lot), located immediately west of 14481-83 Cedar Rd, currently zoned an R-50 Residential Zoning District to a C-2, "General Commercial" Zoning District

Chairman Arthur Goddard called the meeting to order at 7:00 P.M. Members present: Dennis Fiorelli, Martin Gallito, Mary Doria Russell and Ron Sabransky. Also present: Paul Kowalczyk, Building Commissioner and A. Calisto Caminati, Jr., Economic Development Director.

Discussion - Rezoning request for PP# 703-20-021 located immediately west of 14481-83 Cedar Rd – Chairman Goddard stated that the purpose of the discussion is the request to rezone PP# 703-20-21 from and an R-50 Residential Zoning District to a C-2 General Commercial District. He also indicated that Mr. Gallito will not be able to vote on the issue because he was absent for the public hearing. Pictures that were taken by the commissioners of the properties adjacent to the lot were reviewed by the commissioners and Liz Gregory of 4496 Greenwold Road. Mr. Caminati stated that if the lot was not rezoned that the other option available to the city would be to request a variance from the Board of Zoning Appeals. After some discussion, Chairman Goddard made a motion to recommend approval of the rezoning of PP# 703-20-021 which is currently zoned R-50 to C-2 General Commercial Zoning District. Seconded by Ms. Russell. Ayes: Mr. Fiorelli, Ms. Russell, Mr. Sabransky and Chairman Goddard. Motion approved. (4-0-0)

Ms. Russell submitted the draft of the considerations for deciding between dispersed vs. concentrated zoning for Adult Entertainment Businesses (AEBs). After some discussion, it was determined that Ms. Russell will revise some of the wording.

Mr. Fiorelli followed the recommendations of Professor Alan Weinstein and submitted the draft of the ordinance for the licensing of AEBs. The commissioners reviewed it together line for line. Mr. Fiorelli will make some revisions.

Chairman Goddard made a motion to approve the minutes of March 12, 2009. Seconded by Mr. Fiorelli. Ayes: Mr. Fiorelli, Ms. Russell, Mr. Sabransky and Chairman Goddard. Abstain: Mr. Gallito. Minutes approved. (4-0-1)

Chairman Goddard made a motion to adjourn the meeting. Seconded by Mr. Gallito. All ayes. The meeting adjourned at 8:20 P.M.

Arthur Goddard, Chairman

Date

Barbara Latini, Recording Secretary