

December 11, 2014

Planning Commission

- Public Hearing, Ordinance 17-12 - Amending Section 710.08 - Definitions (Home Based Business) Ordinance 18-12; Amending Section 721.03 – Accessory Uses (Home Based Business)
- Automobile Sales Lot Study, discussion

Acting Chairman Jason Russell called the meeting to order at 7:00 p.m. in the Community Room at City Hall. Members present: Megan Blubaugh, Jason Russell and Earl Stovall. Absent: Kevin Wynne and Chairwoman Tracie Zamiska. Also present: Paul Kowalczyk, Building Commissioner.

Ms. Blubaugh made a motion to excuse Chairwoman Zamiska from the meeting. Seconded by Mr. Stovall. All ayes. Motion approved. (3-0-0)

7:00 p.m. - Public Hearing - Acting Chairman Russell opened the Public Hearing then asked Councilwoman Jane Goodman to explain the impetus behind the amending of Ordinances 17-12 and 18-12. She stated that over the years many people started working out of their homes then eventually when the business grew they would move to a building other than their private residence. She would like the city to encourage home based businesses and to allow some storage of materials as long as supplies are not hazardous, noxious or a public safety issue. She started thinking about amending the ordinance in 2008. She wants residents to have the opportunity to use their homes to help them in a home business.

Acting Chairman Russell asked if anyone in the audience would like to speak. Linda Pagon, 684 Parkside Blvd opined that too many people fill-up their garages and do not park their vehicles in them. She also shared her concerns about excess garbage that would be generated by a home business. She felt that taxpayers should not be burdened by someone's business.

Acting Chairman Russell asked Councilwoman Goodman about the current definition of accessory uses. Some of the issues discussed were: the definition of a home based business, building an addition to expand a home-based business, use of garages for storage, number of employees working in the home, use of the home for retail (however it is required to be a primary residence), restrictions regarding the number of customers, restrictions on the number of people visiting a residence, registering a business with the city, trying to get a handle on economic activity in the city, registration of a business with the tax collecting agency and the city's promotion of businesses so that residents and others know what is available in the city. They also discussed the possibility of registering home businesses and using two types of forms and under certain circumstances the possibility of the Economic Development Director determining if a conditional use would be required. Mr. Stovall made a motion to close the public hearing. Seconded by Ms Blubaugh. All ayes. Motion approved. (3-0-0) More study and discussion will continue before the commissioners make their recommendations to City Council.

Automobile Sales Lot Study - Mr. Kowalczyk stated that under the current code there are 840,000 square feet available for used car sales. Under the current requirement of a minimum of 300 lineal feet there are four properties that are currently available. If the requirement was to be decreased to 250 lineal feet there would be nine properties available for used car sales and if decreased to 200 lineal feet there would be seventeen properties available for used car sales. Mr. Kowalczyk suggested if commissioners agree they could wait for the draft of the Master Plan which will be coming up in the next month or so for their review. The commissioners agreed to wait for the draft of the Master Plan (Comprehensive Plan).

Earl Stoval made a motion to approve the minutes from the November 20, 2014 meeting. Seconded by Ms. Blubaugh. All ayes. Minutes approved. (3-0-0)

