

March 12, 2009

Planning Commission

- 7:00 P.M.: Public Hearing - Rezoning request for PP# 703-20-021 (currently a parking lot), located immediately west of 14481-83 Cedar Rd, currently zoned R-50 "One Family" 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, Mary Doria Russell and Ron Sabransky. Absent: Martin Gallito. Also present: Paul Kowalczyk, Building Commissioner and A. Calisto Caminati, Jr., Economic Development Director.

7:00 P.M.: Public Hearing - Rezoning request for PP# 703-20-021 (currently a parking lot), located immediately west of 14481-83 Cedar Rd, currently zoned R-50 "One Family" Zoning District to a C-2, "General Commercial" Zoning District – Chairman Goddard asked Mr. Kowalczyk to explain the request for rezoning, Ordinance 08-09. Mr. Kowalczyk stated that the administration requested the amendment to the zoning map. Notices were mailed to owners within 200 feet of the property. Twenty notices were sent to owners on Cedar, South Green and Greenwold Roads. The notice was published in the Sun Messenger on March 5th & 12th. The city did not receive any written responses. Chairman Goddard also asked Mr. Kowalczyk to explain the history. Mr. Kowalczyk stated that when the bank went through a remodeling process the "drive-thru" for the ATM was located on the west side of the building. It was relocated to the parking lot in a kiosk. The property consists of four separate parcels, three of which are zoned commercial and the fourth was not determined to be zoned residential until recently. It was found when an applicant approached the city regarding the possible rezoning of property to the east of the lot. The applicant decided not to submit an application for rezoning for that lot after all. The administration decided to request the rezoning so that the error could be corrected. Chairman Goddard asked if anyone in the audience had anything to say. Liz and Kevin Gregory and their two daughters; Casey and Jensen of 4496 Greenwold Road gave comments regarding the ATM kiosk that is located near the rear of their property. Some of the concerns that were raised were for the safety of the children when they are in the backyard playing, concerns about the lights from the cars that shine onto their house, the loud music from the cars and people walking up to the ATM. After some discussion between the commissioners and the Gregory family, the Public Hearing was closed. Discussion will continue at the next meeting on March 26, 2009.

Chairman Goddard commented about the presentation given to the commissioners by Professor Alan Weinstein at the last meeting. He gave assignments to the commissioners. He stated that Professor Weinstein will work with the commissioners on the creation of two ordinances regarding adult entertainment businesses.

Chairman Goddard made a motion to approve the minutes of February 26, 2009. Seconded by Ms. Russell. All ayes. Minutes approved. (4-0-0)

Mr. Kowalczyk gave an update about Victoria and Norbert Koehn's property at 1936 South Green Road. He stated that the Koehns will not be required to apply for a Conditional Use permit. The property is considered a non-conforming use in the newly rezoned Residential-Office (R-O) District. The Koehns will be required to apply yearly for a non-conforming use permit.

Chairman Goddard made a motion to adjourn the meeting. Seconded by Mr. Sabransky. All ayes. The meeting adjourned at 8:10 P.M.

Arthur Goddard, Chairman

Date

Barbara Latini, Recording Secretary