

Chairman Ramon Adams called meeting to order at 7:15 pm.
Members present: Carlean Alford, Dan Ivins. Absent: Matt Wiederhold.
Also present: Eric Tuck-Macalla, Building Commissioner.

Dark Store ordinance – discussion-

From past discussions, board members have established square footage and time line for the ordinance. They have also had discussions with the law director. Drafts have been submitted to law director to be sure does not infringe on property rights. Members would like the ordinance to be retroactive, but are not sure they will be able to enforce retroactively.

Sample ordinances were passed out for possible voting or amending based on other cities ordinances.

There was discussion on the possibility of making property owners post a bond when property becomes vacant. Also discussed was registration of vacant commercial/industrial buildings. The bond would be posted in case future action would need to be taken by the city on the property, i.e.: demolition required from fire damage, infestation, etc. There was discussion on when bond would need to be purchased; immediately when building goes vacant or after certain time frame. Possibly give 30-60 days to determine vacancy and ask that building be registered, inspected by building and fire departments, bonded, and secured.

Board will need to define if this ordinance will pertain to vacant store fronts or vacant free standing buildings. Building Commissioner, Eric Tuck-Macalla stated that it may be better for the City to not limit to only certain size buildings. The Building Department will keep up with commercial maintenance violations on the exterior as it currently does with commercial properties. It may be best to have whole building vacant, not just individual store fronts; there is a lot of turnover with the smaller businesses.

There was some discussion on dark store ordinances that are in play in other states. Chairman Adams expressed concern about bonds going into default. Building Commissioner explained that the bond is just like an insurance policy if something happens to the property and the City has to take action.

Board may consider taking away requirement of applying ordinance to buildings of certain square footage. When ordinance is in play, will want to be sure that there is upkeep with signage, property, roadway and paving, and building maintenance when a property becomes vacant.

Mr. Ivins went over outline that board had previously discussed:

- Aesthetics
- Time line for vacancy
- Square footage
- Acreage – possible due to multiple tenant buildings to encourage repurposing or renting, 1-2 acres

Ms. Alford will make notes on sample documents and send to other board members.

Board members looked at preliminary sketches for medical offices to be located Sanctuary on the Green. Civil drawings expected at beginning of June. Once civil drawings are approved by the City Engineer, Andy Blackley, will then go to Planning Commission for site plan approval.

Chairman Adams made motion to approve minutes from the April 27, 2017, Planning Commission meeting. Mr. Ivins seconded. All ayes to approve. 3-0-0. April 27, 2017, Planning Commission meeting minutes approved.

Chairman Adams made motion to adjourn the May 11, 2017, Planning Commission meeting. Ms. Alford seconded.
All ayes (3-0-0).
Meeting adjourned 7:56 pm.

Ramon Adams 5/25/17
Chairman Ramon Adams Date

Monica Ferrante
Monica Ferrante, Recording Secretary