

**MINUTES
PLANNING COMMISSION MEETING
APRIL 15, 2019**

The Planning Commission met on the above date in the East Conference Room of the Downtown Municipal Government Center at 7:00 p.m. Members present: Chairperson Sean Lawrence, Phil Dague, Eileen Moyer, Steve Miller, Steve Henning, Geanine Castaldi, JMR Engineer Matt Bush and Planning Commission Secretary Debra Lammey.

Approval of Minutes

Sean Lawrence made a motion, seconded by Eileen Moyer to approve the minutes from March 18, 2019. Approved.

CU 2019-001, 38 ½ W Lancaster Ave/Ricci Estate

Dave Crouthamel from MDC Builders presented the Conditional Use request for a fee-in-lieu of parking. The ZHB approved the change of use from 1st floor commercial use to 1st floor residential. The applicants are proposing to add 4 additional residential units to the first floor which would require a total of 20 parking spaces for the building (8 units x 2.5 = 20 with 33 available leaving 9 short). There is a previous parking agreement which gives them 1/3 of the available spaces. There was not a clear parking diagram for the site so the Planning Commission recommended that a parking count be completed along with the number of units and type of use for the current businesses so a correct calculation can be determined.

CU 2019-002, 112 Washington Ave/44 Central Ave LLC

The applicants 44 Central Ave LLC and their attorney Daniel Rowley (Kaplan/Stewart) presented their Conditional Use application for a fee-in-lieu of parking. The proposed new Mixed Use building will require 23 spaces for the use and only 6 spaces available on site. The Planning Commission made a motion for recommendation to Council for approval of the fee-in-lieu of parking. They suggested that additional investigation be done on available parking and access in the area prior to the Hearing. Also an audit should be completed of the Jefferson & Washington Ave lots to see how many spaces are available at each lot and when spaces will become available.

Engineering & Code Department Update

- LD 2019-001/112 Washington Ave
- SD 2019-001/310 William St

Council Update

- Cell tower application for the Roberts Building

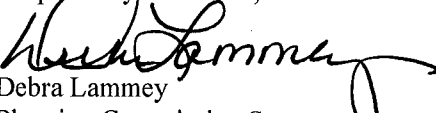
For the Good of the Order

- Steve Miller – remembering Pete Ducca's comments long ago about home phones being non-existent in the future.
- Earth Day April 28 from 1-4PM @ Kerr Park
- Parade – Chick-Fil-A Night

Adjournment

Sean Lawrence made a motion to adjourn at 7:55p.m., seconded by Phil Dague. Motion carried.

Respectfully submitted,


Debra Lammey
Planning Commission Secretary