

Planning Commission Minutes – July 6, 2022

PRESENT: Chairwoman Nancy Moore and Member(s): Diane Bernardo, Joe Becker, David Volpe, and Ed Andrulonis

ABSENT: None

STAFF: Code Enforcement/Zoning Officer, Zac Lawhead; City Solicitor, Tony Cherry; City Manager, Herm Suplizio

The meeting was called to order at 4:20 p.m. by Planning Commission Chairwoman, Nancy Moore.

Approval of Minutes – June 1, 2022

The motion was made by Volpe and seconded by Becker that the Planning Commission accept the minutes of June 1, 2022 as presented.

VOTE

AYES: Commission Members: Becker, Bernardo, Volpe, and Chairwoman Moore
ABSTAIN: Andrulonis (Due to Absence)
NAYS: None
MOTION PASSED: 4-0

Visitor's Comments: None

Old Business: None

New Business:

Vicki Lumley – Conditional Use – Home Occupation – 415 Turtle Alley

Code Enforcement/Zoning Officer Lawhead stated that Mrs. Lumley currently owns 415 Turtle Alley and would like to run her practice out of it. Mrs. Lumley is a Certified Licensed Psychiatrist. He went on to say that the dwelling has three units; one is rented, they live in one, and the 3rd she would like to turn into an office. Lawhead stated it meets zoning requirements. There will be few patients, no employees, and no extra parking.

The motion was made by Becker and seconded by Volpe that the Planning Commission accept the recommendation of the City Engineer and forward the conditional use to Council for approval.

VOTE

AYES: Commission Members: Bernardo, Becker, Volpe, Andrulonis and Chairwoman Moore
ABSTAIN: None

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NAYS: None

MOTION PASSED: 5 – 0

Tom & Stacey Frank-Conditional Uses-Multi Family Dwelling-501 Orient Ave.

Code Enforcement/Zoning officer Lawhead stated that Tom & Stacey Frank would like to turn 501 Orient Ave into a Multi-Family Dwelling for Student Housing. The dwelling would be 4 bedrooms, 3 baths with a common area. The Conditional Use will have to be approved to allowed for 4 beds, for 4 students. Solicitor Cherry called an Executive session in order to discuss the request.

Chairwoman Moore called the meeting back to order.

The Franks were then provided with information about what documents they need to present to the Planning Commission before a decision on the request could be made.

1. Deed to Property.
2. Right of way from the Church.
3. Right of way from the School District.
4. How many occupants?
5. Floor Plans of each room.
6. Layout of Parking Area.

The motion was made by Volpe to and seconded by Becker to table this item until all requirements are met.

VOTE

AYES Commission Members: Becker, Volpe, Bernardo, Andrulonis and Chairwoman Moore

ABSTAIN: None

NAYS: None

MOTION PASSED: 5 – 0

Piper Real Estate Mgmt- Modification of SALDO, Lot Consolidation and Subdivision-711 ½ & 711 ¾ Monroe St.

Code Enforcement/Zoning Officer Lawhead presented the request to planning, Piper Real Estate is requesting a subdivision, modification and land consolidation for property located at 711 ½ and 711 ¾ Monroe St., newly named Rudy Ave. The subdivision would make two existing lots into three lots. The modification is to request the minimum lot road frontage width be reduced from 60 ft to 20 ft.

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Lot #1

The motion was made by Andrulonis and seconded by Volpe that the Planning Commission recommend to Council that they approve the modification of Lot #1 reducing the lot by 2,095 sq ft. and a width reduction of 10 ft.

VOTE

AYES Commission Members: Andrulonis, Bernardo, Volpe and Chairwoman Moore

ABSTAIN: Member Becker

NAYS: None

MOTION PASSED: 4– 0

The motion was made by Andrulonis and seconded by Volpe that the Planning Commission recommend to Council that they approve the subdivision of the residual lot with a portion added to Lot #1 and creating residential Lot #2 after modifications have been made.

VOTE

AYES Commission Members: Andrulonis, Bernardo, Volpe and Chairwoman Moore

ABSTAIN: Member Becker

NAYS: None

MOTION PASSED: 4– 0

Lot #2

The motion was made by Volpe and seconded by Andrulonis that the Planning Commission recommend to Council that they approve the modification and allow the reduction of the residential lot road frontage from 60 ft. to 20 ft.

VOTE

AYES Commission Members: Andrulonis, Bernardo, Volpe and Chairwoman Moore

ABSTAIN: Member Becker

NAYS: None

MOTION PASSED: 4– 0

The motion was made by Volpe and seconded by Andrulonis that the Planning Commission recommend to Council that they approve granting the Deeded right of way for Lot #2 subject to rules and regulations for right of ways, with a width of 20 ft and length of 124.75 ft over the residual lot giving access to Lot #2.

VOTE

AYES Commission Members: Andrulonis, Bernardo, Volpe and Chairwoman Moore

ABSTAIN: Member Becker

NAYS: None

MOTION PASSED: 4– 0

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Planning members discussed the options of adding more detail to the uses in the R-1 Zoning section of the ordinance. A motion was made Becker and seconded by Volpe that the Planning Commission have City Solicitor Cherry look over the R-1 zoning district and add provisions for student housing.

VOTE

AYES Commission Members: Andrulonis, Becker, Bernardo, Volpe and Chairwoman Moore

ABSTAIN: None

NAYS: None

MOTION PASSED: 5– 0

Motion for the Planning Commission to adjourn was made at 6:00 by Volpe and seconded by Becker.

VOTE

AYES Commission Members: Andrulonis, Becker, Bernardo, Volpe and Chairwoman Moore

ABSTAIN: None

NAYS: None

MOTION PASSED: 5– 0