

Planning Commission Minutes – December 7, 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 Engineer/Public Works Director, Chris Nasuti; and City Secretary, Bobbie Shaffer

The meeting was called to order at 4:15 p.m. by Planning Commission Chairwoman, Nancy Moore.

Approval of Minutes – September 7, 2022

The motion was made by Becker and seconded by Volpe that the Planning Commission accept the minutes of September 7, 2022 as presented.

VOTE

AYES: Commission Members: Becker, Bernardo, Volpe, Andrulonis, and Chairwoman Moore
ABSTAIN: None
NAYS: None
MOTION PASSED: 5-0

Visitor's Comments: None

Old Business: None

New Business:

Sarah Espenshade – 21 Tower Lane – Conditional Use – Home Occupation

Ms. Espenshade stated that she would like to put an Eye Lash Studio in her basement. The basement is currently unfinished.

Chairwoman Moore asked if there is an outside entrance to the basement.

Espenshade confirmed there is.

Moore asked about Parking.

Espenshade stated they have a garage for two cars and a driveway.

Moore stated there can be no on street parking. Moore verified that Espenshade could fit four cars in the driveway and two in the garage.

Espenshade confirmed.

Moore asked how many cars does Espenshade have. She stated two trucks; one personal, one work which wouldn't be there during the day, and a car that is housed in the garage.

Moore verified that Espenshade's sessions would be approximately two hours.

Espenshade confirmed.

Member Andrulonis had a few questions concerning the memo recommendation from Nausiti. He asked if the request meets all criteria.

City of DuBois

Memo

To: City of DuBois Planning Commission
From: Chris Nasuti
Date: 11/22/2022
Re: Sarah Espenshade – 21 Tower Lane – Conditional Use – Home Occupation

The proposed application is requesting the Use of Home Occupation in the R-1, Residential District. The Home Occupation will be a Lash Room.

In the R-1, Residential District, Home Occupation Uses must meet the following conditions:

1. The activity is conducted entirely within the dwelling.
2. The amount of floor area used is not more than 25% of the entire dwelling.
3. No more than one resident will be employed.
4. Adequate off-street parking exists.
5. No products will be sold.
6. No exterior signs will be displayed.
7. No potentially dangerous effluent will be discharged.
8. The Home Occupation use is secondary to the primary use of a family dwelling.

As a result of my review, I am recommending that planning commission forward the request for conditional use to council for approval.

Nasuti stated that it does.

Andrulonis verified that there would not be any signage.

Espenshade stated that there would not, as she was told it would not be allowed.

Nasuti stated that there is no problem at all with this conditional use home occupation, as the primary use is not for business but a home.

Member Volpe asked how large the studio will be.

Espenshade stated as big as a bedroom.

The motion was made by Andrulonis and seconded by Becker that the Planning Commission accept the recommendation from City Engineer Nasuti and recommend to City Council that they approve the request from Sarah Espenshade for a conditional use for home occupation at 21 Tower Lane.

VOTE

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

ABSTAIN: None

NAYS: None

MOTION PASSED: 5-0

Adjournment

There being no further business to transaction, the motion was made by Becker and seconded by Volpe that the Planning Commission adjourn.

VOTE

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

ABSTAIN: None

NAYS: None

MOTION PASSED: 5-0