

Planning Commission Minutes – April 3, 2024

PRESENT: Chairwoman Nancy Moore and Members: Ed Andrulonis and Joe Becker
ABSENT: Members: Diane Bernardo and David Volpe
STAFF: Code Enforcement/Zoning Officer, Zac Lawhead; Interim City
Manager/Engineer, Chris Nasuti; Mayor Pat Reasinger; and Administrative
Secretary Korbi Slocum

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

Moore mentioned the need for reorganization because this is the first meeting of 2024. This will be taken care of later in the meeting.

Approval of Minutes – November 1, 2023

Tabled

Approval of Minutes – December 6, 2023

The motion was made by Andrulonis and seconded by Becker to approve the minutes of December 6, 2023. Roll Call was as follows: Andrulonis, yea; Becker, yea; Moore, yea. Motion passed 3-0.

New Business:

Conditional Use of 11 McClure Street

Norm Shaffer, who used to own Norm's Service Station on Brady Street, built a garage on his property last year. He would like to do auto repairs there and is requesting Conditional Use of the property. There is nothing in the City Ordinances that would allow Conditional Use or home occupation in an R-1 Residential area. The application includes notes from neighbors who are OK with the change. Lawhead and Nasuti have several concerns. If approved, it would open the door for similar requests to be made in other R-1 Residential areas. Also, Conditional Use approval goes with the property when it changes ownership.

Andrulonis asked if Council could override the recommendation of Planning Commission. Nasuti explained that Planning Commission is a recommending body. This will go on the Council agenda as a recommendation to deny the Conditional Use request.

Moore reviewed the process. "We rely on staff to go over the applications and have engineering review. When it comes to us, it should be in order. We should be able to send it to Council and they should be confident in our recommendation unless there is something staff or planning didn't notice."

Dave Marshall, one of Shaffer's neighbors, was present at the meeting. He stated he was approached by Shaffer who explained what he wanted to do with the property. Marshall is OK with Shaffer doing minor repairs. Because it is a residential neighborhood he does not

Planning Commission Minutes – April 3, 2024 (continued)

want to see a bunch of cars lined up on the street or in Shaffer's driveway or on his property which is adjacent to Shaffer's.

Andrulonis thanked Marshall for his input. "We're setting a precedence. What is the Ordinance? The Ordinance follows the land in this case. There is no flexibility at all."

Nasuti has no doubt Shaffer will do what he says he will do; however, when the property does change ownership there is no control. "You can't take back approval after you give it. I think we need to follow the Ordinance. It's not permitted and that's the recommendation that we give to Council."

The motion was made by Andrulonis and seconded by Becker to recommend declination of the Conditional Use request for 11 McClure Street to Council. Roll call was as follows: Andrulonis, yea; Becker, yea; Moore, yea. Motion passed 3-0.

Reorganization

There were some questions as to when the terms of Planning Commission members will end. With consolidation in 2026, it is the understanding that all terms will end 12/31/2025 and new members will be appointed beginning in 2026.

The motion was made by Andrulonis and seconded by Becker to nominate Nancy Moore as Chairwoman and David Volpe as Vice-Chairman of the Planning Commission. Roll Call was as follows: Andrulonis, yea; Becker, yea; Moore, yea. Motion passed 3-0.

Adjourn

There being no further business to transact, the motion was made by Andrulonis and seconded by Becker that the Planning Commission adjourn at 4:32 p.m. Roll Call was as follows: Andrulonis, yea; Becker, yea; Moore, yea. Motion passed 3-0.