

Planning Commission Minutes – July 3, 2024

PRESENT: Chairwoman Nancy Moore and Members: Diane Bernardo and David Volpe
ABSENT: Members: Ed Andrulonis and Joe Becker
STAFF: Code Enforcement/Zoning Officer, Zac Lawhead; and Administrative Secretary Korbi Slocum

The meeting was called to order at 4:45 p.m. by Planning Commission Chairwoman, Nancy Moore.

Approval of Minutes – November 1, 2023

Tabled

Approval of Minutes – April 3, 2024

Tabled

Approval of Minutes – June 5, 2024

The motion was made by Bernardo and seconded by Volpe to approve the minutes of June 5, 2024. Roll call was as follows: Bernardo, yea; Volpe, yea; Moore, yea; Motion passed 3-0.

New Business:

Conditional Use of 19 Tower Lane – Joseph Lazore

Mr. Lazore currently has a space on South Main Street where he runs his business. He is working on slowly retiring from there and wants to move his office to his home. He already has a home office, but he doesn't see clients there. He wants to be able to have some client contact there. It is an allowable home occupation in a R-1 District and he does meet all the other requirements as set forth in the Ordinance to allow this to move forward. The motion was made by Bernardo and seconded by Volpe to approve the plan and forward the request for Conditional Use to City Council for approval. Roll call was as follows: Bernardo, yea; Volpe, yea; Moore, yea; Motion passed 3-0.

Modification of SALDO Requirements for 29 S. Jared Street – The Public House

The Public House is looking at putting a patio on the rear of the building. Currently, there is just a porch, enough to provide access to the building. They want to expand and have a ground level patio with a roof over it. To do that and square it off, one corner of the roof is encroaching on the setback requirement by two feet. It requires a ten-foot setback. They are looking at an eight-foot setback. The other good thing about this is, the owners of the restaurant also own the houses next door. The Ordinance does allow for a reduction of zero side setbacks when both property owners can agree. It is the same property owner, but we still wanted to get approval to reduce that setback to eight feet instead of ten feet. This is the only corner that it is, and it is on neighboring property where they own both sides of it. I reviewed it. Chris reviewed it. Everything meets the requirements. They are going to have a fence up, and it will be shielded from the neighbors. PLCB was in and also approved what they proposed to them. Bernardo asked if the patio will be for seasonal use only. Lawhead

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confirmed it will be an open patio. He added, "They actually are located within the flood zone down there, so where they are putting this roof is just flood area. The flood zone is off just a little bit, so they wouldn't be able to enclose it and meet the flood zone requirements. With having a ground level patio, they don't have to raise anything for what they're doing.

Bernardo asked, "Out of curiosity, should in the future they would want to subdivide and sell off the house part or the restaurant part for whatever reason, how would that affect the difference, the two feet modification?" Lawhead replied, "It shouldn't. Everything is on separate deeds right now. That's why I still wanted to bring this through as a modification to reduce that just in case they would ever want to sell those houses off or sell the bar off and keep the houses or something like that. Just so it's documented that this board did approve that reduction because it met all the other requirements."

Bernardo commented that Lawhead and the City Secretary were very thorough in preparing the Commission members by providing detailed documentation prior to the meeting. It gave adequate time to review it and be prepared. "Thank you so much for your hard work."

The motion was made by Volpe and seconded by Bernardo that the Planning Commission recommend to Council to accept the request for a two-foot modification of the side yard for the patio. Roll call was as follows: Bernardo, yea; Volpe, yea; Moore, yea; Motion passed 3-0.

Adjourn

There being no further business to transact, the motion was made by Bernardo and seconded by Volpe that the Planning Commission adjourn at 4:44 p.m. Roll Call was as follows: Bernardo, yea; Volpe, yea; Moore, yea. Motion passed 3-0.