

## Planning Commission

June 24, 2009

### Minutes

The Chairman John Mears called the meeting to order. The following members were present: Paul Ernst, John Mears, David Miller, Mike Zuilhof, Lee Silvani and Ned Bromm. Brett Fuqua was excused. Carrie Handy was present to represent the Planning Department and Amanda Keegan was present representing the Law Department.

Mr. Bromm moved to approve the minutes from the previous meeting, May 27<sup>th</sup>; Mr. Miller seconded the motion, which carried unanimously.

The first item on the agenda was an application for site plan/off-street parking approval for 534 Scott Street, file by Scott Wagner on behalf of Lori Roth. Chairman Mears asked if staff had any additional comments.

Mrs. Handy stated she had put in the regular staff requirements that the parking lot to the west of the building should be paved in the next 18 months. She then spoke with the City Engineer, John Hancock, and he felt that since the usage of the lot wouldn't be great, if the Commission wanted that lot to remain gravel, he had no problem with that. Chairman Mears asked if the Fire Dept. had any problem with that and Mrs. Handy stated that they did not. She commented that some additional gravel may need to be put down in that lot.

Mr. Miller commented that a lot of time gravel surfaces are not that much more permeable to water than paved surfaces, however, since there is established vegetation in this lot, that would absorb rain water and manage the rain water on site. So he would have no problem leaving the lot as it was without requiring more gravel. Mr. Miller commented that he did have a problem with the assertion that there were 5 parking spaces up front along Scott Street. He stated that there was not enough room for a car to be pulled in off the street without overhanging the sidewalk.

Mr. Bromm stated that he had the same concern, there was only 20 feet between the building and the street and a normal parking space was supposed to be 20 feet long. He commented that there should be bumper guards so as not to encroach on the sidewalk or change the angle of the parking spots to 45 degrees. Mr. Bromm was also concerned that if the west parking lot were paved, there was not enough room for the aisle. Mrs. Handy stated that there would be if the parking were angled.

Mr. Zuilhof questioned whether the entire building would be occupied by this one business. The applicant stated it would be. Mr. Zuilhof suggested that if there was plenty of parking in the side lot, then the paved area could be as parallel parking. Mr. Miller concurred with that idea especially if a parking space was delineated as handicap.

He commented that it made no sense to delineate a space as handicap if there wasn't room to get from the car to the business because the cars were overhanging the sidewalk.

Mr. Zuilhof moved to approve the site plan subject to the conditions recommended by staff with the additional condition that the side lot be allowed to remain unpaved provided it is maintained and that the parking in front of the building be delineated as discussed as parallel parking. He commented that it would be up to staff to determine the amount of spaces. Mr. Miller seconded the motion, which carried 6 – 0.

Mrs. Handy stated that there was a steering committee to go over the proposals for the Lions Park Master Plan. She commented that Mr. Zuilhof was on that committee and if anyone else wished to be, to let her know.

Mr. Miller asked about the foot of Warren Street and if it had been vacated and if it had, why the County records didn't show that it had been vacated. He commented that was where the Yacht Club pool was located and it appeared that was public property. Mrs. Handy stated she would check into it.

Mr. Bromm asked staff to look into the situation for the building at the corner of Market & Warren Streets. He commented that he thought that when that was approved, one of the conditions was that there would be no parking outside the building. He thought that was a conditional use permit. Mrs. Handy commented that she wasn't here at that time, but staff would look into that issue.

There was no further business before the Commission and the meeting was adjourned at 4:55 p.m.

APPROVED:

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Mary L. Grendow, Clerk

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John Mears, Chairman