

Minutes of the Planning Commission

Meeting Date: April 15, 2013 Called To Order At: 6:00 pm

PC Members	Present	Absent	Recused	Observed
Chris Dermody, Chair	X			
Jeff Bean	X			
Michael Smith	6:07			
David Barber	X			
Peter Ford	X			
Ryan Doyle		X		

A. DESIGN ADVISORY SEGMENT

- 1. 130-132 N. Main Street – Josh Barney Agency** – Applicant requests a favorable recommendation to the Zoning Administrator for a building sign and a freestanding sign. This property is located in the DR-1 Traditional Downtown design review district.

Brad Lanute gave a brief overview of the application. Josh Barney presented to the board additional materials of what the proposed signage would look like.

Jeff Bean made the motion to approve the signage as presented. Peter Ford seconded the motion with all in favor.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair					
Jeff Bean	X		X		
Michael Smith (not present)					
David Barber			X		
Peter Ford		X	X		
Ryan Doyle (not present)					

- 2. 133 N. Main Street – The Eloquent Page/ Donna Howard** – Applicant requests a favorable recommendation to the Zoning Administrator for a building sign. This property is located in the DR-1 Traditional Downtown design review district.

Brad Lanute gave an overview of the submitted application. He stated that the application was complete and that the proposal was in conformance the land development regulations. The applicant, Donna Howard, gave a presentation of the proposal.

Peter Ford made the motion to approve the application as presented. The motion was seconded by David Barber with all in favor.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair					
Jeff Bean			X		

Michael Smith			X		
David Barber		X	X		
Peter Ford	X		X		
Ryan Doyle (not present)					

- 3. 13 Maiden Lane – The Conner Group, LLC** – Applicant requests recommendations to the Development Review Board for a major site plan that includes demolition of a historic structure and construction of a new commercial building. This property is located in the DR-1 Traditional Downtown design review district.

The DAB constructed a letter that was sent to the DRB. Letter will be in the 13 Maiden Lane file in the Zoning Office.

Motion by Jeff Bean to approve demolition upon submission and acceptance of an economic feasibility report presented to the DRB. No Second. Motion Fails.

Motion by Peter Ford that there be adherence to Section 706(A)(8)(e)(i)(4) of the City Land Development Regulations and that there be no action until the physical and economic feasibility study is submitted. No Second. Motion Fails.

Motion by Peter Ford that until the applicant complies with section 706(A)(8)(e) (i)(1) the DAB cannot recommend to the DRB that this project be approved. No Second. Motion Fails.

Motion by Peter Ford that the applicant submit all information required by Section 706(A)(8)(e) before demolition can proceed. Seconded by David Barber. Motion Passes with one against.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair			X		
Jeff Bean			X		
Michael Smith				X	
David Barber			X		
Peter Ford			X		
Ryan Doyle (not present)					

The Design Advisory Board then engaged in a straw vote procedure to determine a list of design recommendations to be submitted to the Development Review Board.

- Motion by Peter Ford to submit the resulting letter to the Development Review Board. Seconded by David Barber. Motion passes unanimously.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair			X		
Jeff Bean			X		
Michael Smith			X		
David Barber			X		
Peter Ford			X		

Ryan Doyle (not present)					
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4. Questions and Discussion for Zoning Administrator

There were no questions.

B. PLANNING SEGMENT

1. Discussion of Form Based Code Draft

This topic was not taken up for discussion

C. OTHER BUSINESS

1. Meeting Minutes – January 28, 2013

This topic was not taken up for discussion.

2. Planning & Development Update

This topic was not taken up for discussion.

3. Other

This topic was not taken up for discussion.

D. PUBLIC COMMENT

There was no public comment.

Motion to adjourn the meeting was made by Peter Ford, seconded by Michael Smith with all in favor. The meeting was adjourned at 9:05 pm.

Respectfully submitted, Brad Lanute, minute taker.