Planning & Zoning Commission Meeting
October 5, 2016

Present: John Watson, Chris Coliukos, Elaine Shepard, Chair Lee Adams, Kim Bradshaw
Absent: Harry Sampson, Rob McLarnon
Staff: Sandra Edwards Town Manager, Valerie Walls Clerk/Treasurer

Chair Lee Adams called the meeting to order at 637pm.
Public Announcements: None

MOTION: Elaine Shepard made a motion, seconded by Chris Coliukos to approve the minutes from the previous meeting. All in favor, motion carried.

PUBLIC HEARING-Rezoning request received from property owner Mt. Nebo Valet Services, Inc. for property known as Lot 2 Chesapeake Village, consisting of 15.45 acres and located of Second Street. The subject property is currently zoned Traditional Neighborhood Development (TND). The proposed zoning is Village Commercial (V-2).

MOTION: Chris Coliukos made a motion, seconded by Kim Bradshaw to open the Public Hearing. All in favor, motion carried.

Town Attorney Tom Yeager verified that the Public Hearing has been properly advertised and letters were sent to the property owners. The letter was read into the record.

Lee Adams -this is the first of two hearings. After this hearing it and the vote at the meeting in November, a recommendation will go to Town Council within 45 days; (ff no recommendation is made, it's the same as approving the application), where it will be introduced, another Public Hearing and then they (the Council) will vote. Council has the final say. Tonight public hearing is a presentation by owner & the comments from the public. The Commission will not debate any comments or concerns.

Mr. Thomey (attorney for Mt. Nebo Valet, Inc.,) states that the presented area should have been zoned V2 because it was already being used as parking. His client wants to upgrade the parking area; they have been parking cars in that area since 1988. The improved parking lot will be open to all of the town, using the current road.

GianMarco Martuscelli – what they're asking is using the current road off 2nds Street behind telephone company, trying not to use residential area.

Bill Campbell – MT Nebo Road – will need secondary access for emergencies. It would be unusal to have one way in, is there a locked gate at the access road? Currently what they are at is not a site plan – this is only for a conceptual idea.

Penny Boas -MT Nebo Road; Cars have been parking for years why are we doing this? Non-Conforming use. If they want to expand it we have to get it approved for that use.

Catherine Lynch Mt. Nebo Road :– how many properties are V2? Zero in Town.

V2 was for future development. Nothing was mapped at that time. Zone established but not mapped.

Catherine Lynch = how much more expansion can we expect?

Getting ahead of the plan, haven't gotten to that much engineering detail. What's pictured, is what Is there.

Diane Newton Iler Lane; – There's two parcels, does this include both?

Developing lot 2

Jim Glasen – property owner on Mt Nebo: Not recognizing the parking issue.

Carl Caccalone – Mt. Nebo what are the plans?

Immediate plan is to upgrade and expand the parking; Storage building possible – the only immediate plan to make it a better parking lot

Jim Glasen: It's a non-confirming use. They can not to expand. To expand – they have to rezone.

Catherine Lynch – what is considered an expansion

GianMarco Martuscelli – More spots, stormwater management, paving and landscaping

Criteria for rezoning, either a mistake when property was zoned TND, OR at the time it was zoned, it was correct and the neighborhood has changed.

The applicant is making a presentation on a mistake and not a change of character.

Resident - was the commission aware the parking in 2012

Lee Adams- does not feel that is important right now.

Resident: the essence of the hearing is it was a mistake made by PZ?

The Commission is not answering questions – information is being presented.

Bill Campbell –It was Council, does not feel the Planning Commission had anything to do with it.

Karen Stabenow – the current capacity currently is showing two hundred showing on map.

On a busy day, they can park between 500-600 cars all day.

Katherine Lynch in regards to the rezoning – do you have plans for the bottle necking when it's a busy night?

GianMarco Martuscelli: the goal is to have a kiosk and people park themselves. Not so much valet. There would be two lanes.

Diane Newton 15 acres for parking?

Only two or three –a lot of the area is protected.

Bill Campbell – traffic study on 2nd Street – town would determine if it was needed later down the road. Are you putting a hotel out there?

GianMarco Martuscelli – not in hotel business – could it become a boutique hotel – but no plans at this time. Any commercial plans would come before PZ.

Bill Campbell:Asking commission to take a walk up there and see what they have. While not in town they drive into Town every day; Mothers Day took him 20 minutes to get out of 2nd Street. The volume of cars trying to get to valet is a lot . Not begrudging the business, but not at an inconvenience to him; Does not want a parking lot that big behind his house.

GianMarco Martuscelli = it's not behind residents homes; this would help with the bottle necking.

Bill Campbell: no other V2 on zoning map. What does that do to people's property values?

Lee Adams: I don't know. If this project is done properly wouldn't be able to see parking.

Lee Adams read letter from Gwen & Paul Clayton into the record, they were not able to attend tonights public hearing; copy attached to the minutes.

Town Attorney Tom Yeager would not give legal opinion – this Is a public hearing to hear from the people.

Cathy Pyle -when you expand – how will you secure the area to stay safe?

Dwight Thomey- Would be addressed in site approval plan.

Site plan = applicant hire engineer/planner/surveyor – applicant not inclined to spend the money if they can't expand the use.

Penny Boas- if you're only doing the parking lot, does not feel the need to change the zoning. Please think about it.

Carlo Caccalone– what's the capacity of CI? What is fire code in CI?

GianMarco Martuscelli: we have adequate parking for our patrons, does not known capacity numbers off hand.

Close public hearing = written comments can be submitted by October 17th. considered.

MOTION: Elaine Shepard made a motion, seconded by John Watson to end the public hearing, but to allow written comments to be received before the workshop on October 17th. All in favor, motion carried.

Meeting ended at 7:46pm

Respectfully Submitted:

D. Valerie Walls
Clerk/Treasurer

Lee Adams
Chair