

**Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's April 5, 2022
Meeting**

I. Call to Order

Present: Rachel Lyon, Andy McLenon, Mary Jo Meier, Kendall Neill, ANTHONY Royse, Michelle Anderson, Lisa Richard, Tim Haynes

Absent: Brent Littleton was present and then left at 6:00 p.m.

Excused:

Guests:

Susan Schumaker
Daniel Moreau
Bob Moreau
Ned Stichman

II. Minutes

- a. Consider approving minutes of the March 1, 2022 meeting.

Motion:

On the motion of Andy McLenon, seconded by Mary Jo Meier the Commission Minutes were approved as written.

Aye: Michelle Anderson, Tim Haynes, Brent Littleton, Rachel Lyon, Andy McLenon, Mary Jo Meier, Kendall Neill, Lisa Richard, Tony Royse
Nay: None

III. Board of Zoning Appeals (Does not include outside City appointments)

IV. Planning Commission

- a. Public Hearing to receive comments regarding a text amendment to the zoning code relating to dwellings in a C-3, Central Business District.

Ned Stichman wanted to know when the code changed to where a conditional use permit was needed. David Cowan said anything that was not grandfathered in has to have a conditional use permit. Rachel Lyon stated and also unless it is empty for a period of time.

Lisa Richard discussed the conditional use process and how it should stay in place rather than be permitted so that the neighbors and citizens know what is going on there.

Problems with downtown parking were discussed.

Andy McLenon questioned whether there is an actual demand for downtown upper story housing.

Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's April 5, 2022 Meeting

April Nutt explained how many people are on waiting lists and how all of the entities are working together to streamline the process of getting housing up and going because of the urgent need.

Andy McLenon suggested a 24 month moratorium to answer questions of whether it is necessary to keep the conditional use permit and what kind of issues come to the forefront that should be addressed.

Motion:

On the motion of Tim Haynes, seconded by Andy McLenon the Commission recommends the City Commission adopt a Moratorium to the enforcement of the Upper Story Conditional Use policy, that the "Upper Story Dwellings for Single-family and Multi-family" in the permitted and conditional use table be a permitted use in a C-3, Central Business District for 24 months following the date of adoption by the City Commission

Aye: Rachel Lyon, Mary Jo Meier, Kendall Neill, Tony Royse, Michelle Anderson, Tim Haynes, Andy McLenon, Lisa Richard

Nay: None

- b. **Public Hearing to receive comments on a request for a conditional use permit for single-family and multi-family dwellings in the C-3, Central Business District at 103 North Pennsylvania Avenue.**

Susan Schumaker, who owns the building behind 103 North Pennsylvania Avenue, was concerned about parking in her lot by Mr. Moreau's tenants and customers. Mr. Moreau assured her that he would not allow parking there.

David Cowan reminded Mr. Moreau that the City has not received a building permit application nor any plans or specifications on any work being done at 103 North Pennsylvania Avenue and that the Historic Preservation Board will need the same plans and specifications before they issue a Certificate of Appropriateness with their approval. No work is allowed until these measures have been taken.

Mary Jo Meier recommended that Mr. Moreau be sent a letter that gives him thirty (30) days to reach out to David Cowan concerning these issues with a time-line and a check-list.

Motion:

On the motion of Kendall Neill, seconded by Rachel Lyon the Commission adjourned this hearing due to lack of information until the July 5, 2022 meeting.

**Minutes of the Planning and Zoning Commission/Board of Zoning Appeals's April 5, 2022
Meeting**

Aye: Michelle Anderson, Tim Haynes, Rachel Lyon, Andy McLenon, Mary Jo Meier, Kendall Neill, Lisa Richard, Tony Royse
Nay: None

V. Discussion

VI. Adjournment

Motion:

On the motion of Kendall Neill, seconded by Anthony Royse the Commission adjourned this meeting.

Aye: Michelle Anderson, Tim Haynes, Rachel Lyon, Andy McLenon, Mary Jo Meier, Kendall Neill, Lisa Richard, ANTHONY Royse
Nay: None

Chair

Secretary