



# Planning Commission Work Session

MINUTES

MARCH 2, 2010

5:30 PM – 6:00 PM

COUNCIL CHAMBERS CONFERENCE ROOM

<b>FACILITATOR</b>	Chairman Robert Whiteley
<b>NOTE TAKER</b>	Judy Merrill
<b>ATTENDEES</b>	Robert Whiteley, Gary Pratt, Kenneth Hellewell, Eric Hazen, Nathan Miller, Troy Moyes, and Judy Merrill

## Agenda Item #1

### REVIEW OF REGULAR AGENDA ITEM(S)

#### DISCUSSION

Chairman Whiteley took roll call and asked if Commissioner Miller could report on the last City Council meeting during the upcoming Commission meeting. Commissioner Miller did not attend that Council meeting, so Troy offered to provide that report. Chairman Whiteley assigned Commissioner Hazen to attend and report on the March 23, 2010, Council meeting. Commissioner Norton would hopefully attend and report on the March 9 Council meeting.

Troy distributed an aerial of the Syracuse Carwash to show the recommended location of the directional sign and clear-view area at the development entryway. The applicant originally proposed to place this sign in the middle of the lot's frontage, but Troy and Judy had concerns that this location would make it appear too much like a monument sign. They shifted its position closer to the entrance without encroaching the clear-view area. It would be a metal, non-lit sign. Commissioners questioned the Ordinance, but Troy advised them that Title X did not specify guidelines for directional signage. City staff had no issues with this request. Commissioner Hazen voiced concern for other businesses adding arrows to proposed monuments to avoid Ordinance requirements. Troy suggested including appropriate language to the Design Standards section currently under revision.

While reviewing the Karen's Kids home occupation, Commissioner Pratt asked about applying guidelines to the Ordinance concerning the concentration of daycares. Commissioners recapped past discussions on the matter.

Troy advised the Commission of concerns the City received about the Ordinance restricting weights of vehicles used for home occupations. The City already had several violations, such as the Snap Tool and Cornwell trucks. The Ordinance limited home-based business vehicles to 10,000 lbs. The Snap Tool trucks were about 19,000 lbs fully loaded. Because insurance would only cover these types of trucks as home occupational vehicles, Troy asked if the Commission wanted to consider allowing them in residential areas, parked in rear yards, or to just enforce the current requirements. These types of trucks also came in larger sizes. Chairman Whiteley directed staff to place it on a future agenda for consideration. He suggested adding language, if the City approved such a change, regarding damage to public rights-of-way and responsibility for their repair. Commissioner Pratt suggested allowing them based on the number of axles as well as weight. Commissioner Hazen asked staff to provide pictures of these types of trucks.

## Agenda Item #2

### DISCUSSION OF TITLE VIII SUBDIVISION ORDINANCE

#### DISCUSSION

No discussion. Commissioners then adjourned the work session.