



Planning Commission Work Session

MINUTES

MAY 18, 2010

5:30 PM – 6:00 PM

CONFERENCE ROOM

FACILITATOR	Vice Chairman Kenneth Hellewell
NOTE TAKER	Judy Merrill
ATTENDEES	Kenneth Hellewell, Nathan Miller, Eric Hazen, Tena Campbell, Gary Pratt, Troy Moyes, and Judy Merrill

Item #1

REVIEW OF REGULAR AGENDA ITEM(S)

Vice Chairman Hellewell took roll call and then asked Troy to go over the upcoming Planning Commission agenda items.

Agenda Item 3) Stephanie Chamberlain’s LDS Daycare would be the Commission’s first consideration of a major home occupation based on the amended Ordinance. She would be caring for more than 8 children and employing a second adult.

Agenda Item 4) Advanced LED Signs hoped to install a monolithic sign at Sheldon Peck’s commercial building. It would look much like the IHC sign in shape, but smaller.

Agenda Item 5) The applicant submitted the required letter from the Homeowners Association regarding the subject land specific to the requested Craig Estates Phase 3 Subdivision Plat Amendment. The other property owner decided not to pursue the acquisition of a portion of that land.

Agenda Item 6) The applicant for the Haylee Estates Subdivision Plat Amendment took ownership of the adjacent parcel and received approval for its rezoning last year to match the primary lot in this Subdivision. Epic Engineering had concerns regarding the single lot plat, so the City Engineer revised his letter of recommendation indicating his preference for a new plat that included all of the Subdivision lots since the amendment changed the Subdivision boundaries. Since that change was made just an hour earlier, Troy had not been able to forward that letter to the applicant. Troy still recommended approval, subject to the City Engineer’s other two requirements regarding an easement and lien holder, because the County did not require the plat to show the entire Subdivision and neither did the City Ordinance.

Item #2

DISCUSSION OF FUTURE PLANNING EFFORTS

Troy suggested assigning two commissioners each to different project areas within the City and other needs, such as Ordinance recodification, the Master Transportation Plan, General Plan, etc. He wanted commissioners to choose an area of focus rather than dealing with the entire needs of the City. Commissioners could solicit friends and neighbors in Syracuse to join the various focus groups to make their planning efforts more efficient. Kenneth referred to his discussions with Robert Whiteley regarding the matter. As the Commission worked on Title X, they wanted to develop a Business Park zone rather than combining everything into the C-2 zone. Troy explained how Robert wanted to take ownership of these ideas and present them to the Commission himself. Kenneth suggested creating 6 different committees for each commissioner to chair and have the Chairman float between each group.

Troy asked whether the commissioners would favor consideration of adding commercial daycares as a permitted or conditional use in the P-O zone. Gary believed such a use would fit well in an executive suite type building. Nathan stated his preference for the use in their P-O zones rather than GC. Tena worried that the P-O zone might not allow the needed amenities for such a use compared to the GC zone, which could more easily allow the outdoor play facilities. Troy suggested making it a conditional use to provide the City more control over their impacts to surrounding uses.