

Syracuse City Planning Commission Meeting
August 17, 2010
Minutes

1. Meeting called to Order, Adoption of Agenda, and Approval of Minutes

Planning Commission Chair Pro-Tem Kenneth Hellewell called the meeting to order at 6:03 p.m., indicating that City staff posted the agenda 24 hours prior to the meeting and delivered copies to all Commission members. Kenneth Hellewell offered the prayer, and Troy Moyes led the pledge of allegiance.

Members Present: Pro-Tem Chair Kenneth Hellewell, Eric Hazen, Tyler Bodrero, Gary Pratt, and Braxton Schenk as well as City Planner Troy Moyes and Administrative Assistant Judy Merrill

Excused: Chair Robert Whiteley and Nathan Miller

Visitors: Melissa Westbroek Monica Gailey T.J. Jensen

Commissioners reviewed the August 17, 2010, Planning Commission meeting agenda.

ERIC HAZEN MADE A MOTION TO ADOPT THE AUGUST 17, 2010, AGENDA, SECONDED BY TYLER BODRERO; ALL VOTED IN FAVOR.

Commissioners reviewed the minutes of the June 15, 2010, meetings.

ERIC HAZEN MOVED TO ADOPT THE JUNE 15, 2010, PLANNING COMMISSION WORK SESSION MINUTES, SECONDED BY BRAXTON SCHENK; ALL VOTED IN FAVOR.

TYLER BODRERO MADE A MOTION TO ADOPT THE JUNE 15, 2010, PLANNING COMMISSION MEETING MINUTES, SECONDED BY GARY PRATT; ALL VOTED IN FAVOR.

2. Monica Gailey Conditional Use Modification for Daycare

Monica Gailey, 907 West 2300 South, appeared before the Planning Commission requesting a modification to her Conditional Use Permit from a minor to major home occupation in order to change her business license, for Monica Gailey dba Let Them Be Kids, from a family to a group daycare. Planner Moyes gave some background, stating that Ms. Gailey came before the Commission on May 2, 2006, and received a recommendation for Conditional Use approval to provide daycare in her home for up to eight children. The Council granted her a Conditional Use Permit on May 9, 2006. She now wanted to modify that Permit to increase the number of children to sixteen. Commissioner Bodrero referred to the traffic plan submitted in 2006. Planner Moyes advised him there were no concerns, since she lived on a larger road. Daycare drop-off and pick-up times were always staggered, unlike preschools where everyone arrived and left at the same time. Ms. Gailey concurred, stating that her hours of operation began at 6:45 a.m., and clients dropped off and picked up their children at various times throughout the day. Commissioner Pratt asked for a breakdown. Ms. Gailey said she currently had four children of her own, and her sister, as the new co-worker, would have three. One child left at 4:00 and the other two left between 4:00 and 5:30 p.m.

GARY PRATT MOVED TO APPROVE MONICA GAILEY'S REQUEST FOR MODIFICATION TO HER CONDITIONAL USE PERMIT FROM A MINOR TO MAJOR HOME OCCUPATION TO CHANGE HER BUSINESS LICENSE, FOR MONICA GAILEY DBA LET THEM BE KIDS, FROM A FAMILY TO A GROUP DAYCARE, LOCATED AT 2907 WEST 2300 SOUTH, SUBJECT TO ALL REQUIREMENTS OF THE LAND USE ORDINANCE SPECIFIC TO HOME OCCUPATIONS AND THE CONDITION THAT SHE HIRE AN ADDITIONAL ADULT FOR SUPERVISION AND OVERSIGHT AND MAKE NO OTHER CHANGES TO HER ORIGINALLY-APPROVED PERMIT, INCLUDING HER TRAFFIC PLAN. BRAXTON SCHENK SECONDED THE MOTION; ALL VOTED IN FAVOR.

Planner Moyes added that staff would refer approved major home occupations to them should the City receive complaints from neighbors, due to their impacts, so that commissioners could impose further conditions to reduce said impacts or revoke the permits, if necessary.

3. Adjournment

GARY PRATT MADE A MOTION TO ADJOURN AT 6:14 P.M.; ALL VOTED IN FAVOR.

Kenneth Hellewell
Planning Commission Pro-Tem Chair