

**City Planning Commission Minutes
January 9, 2017**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<u>Case 1/M-06-16-17</u> To amend the zoning map by rezoning the properties located at 102 Mt. Read Boulevard and 75 Independence Street from R-1 Low Density Residential District to M-1 Industrial District.	102 Mt. Read Boulevard and 75 Independence Street	102 Mt. Read Boulevard (2-4-0) 75 Independence Street (1-5-0)	Recommend Denial
<u>Case 2/E-027-16-17</u> To continue operating a retail store in an existing nonconforming building with hours of operation from 9:00AM to 9:00PM.	599 Chili Avenue	6-0-0	Temporary Approval on Condition for two years until January 2019
<u>Case 3/E-028-16-17</u> To continue operating a retail store in an existing nonconforming building with hours of operation from 7:00AM to 11:00PM.	752 West Broad Street	6-0-0	Approved
<u>Case 4/E-029-16-17</u> To establish a secondhand dealer operating Monday through Saturday between the hours of 10:00AM and 6:00PM.	774 North Clinton Avenue	6-0-0	Temporary Approval for one year until January 2018
<u>Case 5/E-030-16-17</u> To re-establish vehicle repair and add vehicle sales at 359 and 365 Whitney Street and to expand vehicle sales at 377 Whitney Street.	356-377 Whitney Street	6-0-0	Approved on Condition
<u>Case 6/E-031-16-17</u> To consider an Alternative Parking Plan to address the six space parking deficit resulting from the conversion of a take-out to a sit-down restaurant.	489 South Avenue	6-0-0	Approved
<u>Case 7/E-032-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.	36 Comfort Street	3-3-0	No Action
<u>Case 8/E-033-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this mixed use building that is less than four stories.	389 Gregory Street	6-0-0	Approved on Condition
<u>Case 9/E-034-16-17</u> To establish a charter school in the former Nazareth Academy building.	977-1017 Lake Avenue	5-0-0*	Approved

**Planning Commission Members Present: Watson, Rebholz, Hogan, Bruce, Mayer, Gaudioso
Absent: Marlin**

***Commissioner Gaudioso recused herself.**

CONDITIONS:

Case 2/E-027-16-17

On condition that the applicant shall enclose the existing dumpster.

Case 5/E-030-16-17

On condition that:

- 1) The applicant install one landscape island near the center of the properties;
- 2) No more than 41 parking spaces shall be provided as per the Site Plan Review findings;
- 3) The dumpster shall be relocated so that the enclosure is located along the property line between 365 Whitney Street and 371 Whitney Street and that the enclosure gates are facing east;
- 4) 359 and 365 Whitney Street shall be combined through the resubdivision process;
- 5) That the required accessible parking spaces are shown on the site plan;
- 6) A 6' wood stockade fence shall be placed along the length of the west property line of the entire site.

Case 8/E-033-16-17

On condition that:

- 1) The color of the conduit for the cantenna match the color of the building;
- 2) That a 6' wood stockade fence be installed surrounding the ground equipment;
- 3) That final drawings are submitted that reflect current conditions, including all new construction.

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