

**PLANNING & ZONING REGULATION SUBCOMMITTEE MINUTES
SPECIAL VIRTUAL MEETING HELD 11 AUGUST 2021, 6:30 P.M.**

A. Call to Order by the chair was at 6:30 pm.

B. Roll Call: R. Satti, J. Quish/(STAFF) D. Sulkis, S. Harris, M. Greene

C. Topics for discussion: 21-6 Accessory Uses (DO-10; DO-25 Zone)

Mr. Quish asked Mr. Sulkis to review the amendment proposal. Mr. Sulkis said that in these zones, all buildings can have accessory uses, which he read, including medical clinics, gift shops, restaurants, "and similar uses." The current language limits such on-site uses to tenants of the corporate office building. The proposed change is to allow such uses to be made available to the public. Mr. Quish said he sees a need to reimagine commercial offices buildings in a similar way to how the mall is being reimaged. He said the current regulations can create ambiguity, such as in the form of short-term rentals that provide spaces for conferences. Does the invited group now have access to the amenities in the accessory uses? He said that opening such amenities to the public also provides new revenue streams for the owners. Mr. Satti asked about the extent of Design Office districts in the city of either 10 or 20 acres. Mr. Sulkis advised that they are all located off the Merritt Parkway. Mr. Satti also questioned why accessory buildings are included in the proposed change. Mr. Sulkis said the idea was prompted by a current office building owner wanting to sustain uses, such as gyms, that can't be supported due to lack of the occupants. Mr. Harris thought it was a good idea to open the amenities to users in standalone office buildings as their use has been fading. Mr. Quish wondered if public uses should be extended only to portions of the office buildings versus accessory buildings. Mr. Sulkis asked the group to imagine the neighborhood reaction to a standalone McDonald's and whether being an exclusive restaurant changes anything. Other ideas were added such as a separate daycare building. There was discussion of a recent application that came before board for a renovation and parking request. Mr. Satti provided a specific suggestion for eliminating a portion of the language. Mr. Harris said that for time being, it was probably good to limit public uses to the existing buildings as a concept test to prevent unintended consequences. There was support for tightening and reducing the language of the regulation further. Mr. Quish wanted to add special uses by special exception. Mr. Sulkis said the language change can start with a list of potential uses. Mr. Satti volunteered to work with Mr. Sulkis to revise and submit to the subcommittee at the next meeting. Mr. Quish said he wants to be briefed in the next month on the legislative changes affecting local regulations. Mr. Sulkis said he will work to provide as much insight as possible.

D. Members suggestions for proposed amendments: None.

E. Approval of Regulation Subcommittee Minutes 02/24/21 was unanimous. The group was advised that there would be no board meetings until 9/8.

F. Adjournment was at 7:18.

Attest: M.E. Greene, Rec. Sec'y