

PLANNING & ZONING REGULATION SUBCOMMITTEE MINUTES
18 FEB 2020, 6:30 P.M., CITY HALL AUDITORIUM, 110 RIVER STREET

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

B. Roll Call: B. Broesder, B. Kaligian, J. Quish/(STAFF) J. Griffith, D. Sulkis, S. Harris, M. Greene

C. Review and discussion of the following proposed amendments

Chairman Quish said the committee would review 2 categories of regulations consisting of easy-to-correct administrative issues versus more in-depth changes. He asked Mr. Sulkis to give an overview of the changes now under consideration.

1) 7-17: Section 5.1.4.1 to be renumbered as 4.1.17 (Board approved for circulation, circulated 9/17)

Mr. Sulkis said this item regarding drive-through windows had been reviewed by the previous subcommittee, which had recommended that the language be relocated to another section of the regulations. The group voted on presenting the change to the full board for a vote to do so; approval was unanimous.

2) 11-18: Section 7.2 Renewal of Special Permit (Eliminating language that is not legal)

Mr. Sulkis said this item aimed to remove language regarding expiration of Special Permits, which is illegal—they do not expire. The proposal was to strike the illegal language. The group voted on sending the change to the regional stakeholders for review; approval was unanimous.

3) 13-18: Section 5.8 Flood Hard Prevention, procedure (Fix typo)

Mr. Sulkis said this item was meant to fix an incorrectly numbered item regarding new building applications. The proposal was to correct the numbering scheme. The group voted on sending the change to the regional stakeholders for review; approval was unanimous.

4) 15-18: Section 5.8.12.1 Anchoring of manufactured homes (word change)

Mr. Sulkis said this section contained an oversight in a revision that globally replaced the phrase “base flood elevation” with “design flood elevation” throughout the regulations. The group voted on sending the change to the regional stakeholders for review; approval was unanimous.

5) 65-18: Section 2.6 Effects of Zoning Changes on Subdivisions (eliminating section that conflicts with state statutes)

Mr. Sulkis said this item aimed to eliminate language that implies a zone change requires that an approved subdivision be made to conform to that change after the fact, as this is inconsistent with state statute. The group voted on sending the change to the regional stakeholders for review; approval was unanimous.

D. Subcommittee-member-proposed issues

Chairman Quish said he wanted to consider prescribing a balance of majority/minority uses in the MCDD mixed use zoning category similar to mixed use categories in other zones. A particular concern is that the MCDD zone has no mixed use percentage requirement. There was discussion of the CDD-4 zone where a mixed use ratio limits residential use to no more than 67%; whereas MCDD is driven by market forces and has no specific ratio. Mr. Harris and Mr. Griffith discussed the distinction between parking as a use (such as paid parking) and accessory parking when defining a use. Mr. Sulkis thought more modern parking standards for areas like Transit-Oriented Districts (TOD) could be considered. Chairman Quish offered the idea of 2/3rd versus 1/3rd without addressing parking. Mr. Harris and Chairman Quish discussed the benefits of putting “liner buildings” in front of parking areas. Discussion ensued regarding balance in recent projects. Mr. Sulkis thought it might be beneficial to invite active downtown developers to a subcommittee meeting to allow for questions and comments. Chairman Quish said he wants to consider sustainability ideas that have been used by other cities. Mr. Harris said there are significant changes now being considered by the General Assembly to 8-2 and 8-30g; he agreed to distribute draft information on these legislative deliberations to the group. The group voted to invite to its next meeting Bob Smith, who has done a significant amount of development in the MCDD zone; approval was unanimous.

E. Approval of minutes for 21 January 2020 was unanimous.

F. Adjournment was at 6:55.

G. Next Meeting – 17 March 2020

Attest: M.E. Greene, Rec. Sec’y