

Minutes from the August 24, 2017 Planning Commission Meeting

The Planning Commission was called to order at 7:12 pm by Michael Hartman. Present were Jerome Hansen, Pat Haddon, Rick Crump, Karen Ruff and taking minutes for Stacy Wilkerson, was Marsha Stiner.

The discussion tonight was for the 8900 Chesapeake Avenue Category 2 Site Plan. Hartman stated that public comment made should stick to the issue to be resolved.

Aaron Warren addressed the commission with changes regarding the new fence. It will be moved ten feet from the property line, according to code. He discussed the plan to "soften" the entrance to the yard and gave the dimensions of inside and outside space accessory use. They are the same dimensions.

He stated there would be off- site parking of 9 x 23, which should be sufficient for vehicles. The parking would stay the same but with valet parking available for all guests on busy nights (non- Farmers Market Friday nights) and Saturdays; also on any other busy nights. This is to be non- street parking, possibly the healthcare lot, depending upon the owner's agreement with the town. The Baywalk lot is non- profit and they did not want to get involved in something that would change that status.

He referenced the 2009 Desman Parking Study and said they recommended no more than a 3 ½ block walk for patrons. His study actually recommended no more than a 2 block walk. He referenced to 1323 on/off parking space total and this information is included in the report. The only change is the availability of valet parking.

He was able to obtain a statement of permission to park from Donald Jones (house next door to Metropolitan Appliance).

Hartman stated there was an average of 74 seats usable with a maximum of 112 for seating purposes. Hartman also stated Warren needed to clearly mark the door with a clear entrance. Warren said the garage would open and close depending upon the weather. Signage was mentioned with the absolute need for patrons to enter/exit. The inside bar space is 24 x 31 sq. ft. and everything outside is considered accessory.

Tables were discussed; size and how many? The food plan was the same...seasonal or catered. The stage will be facing the exterior of the yard and the sound will be under 90 decibels. There will also be amplified music which will stop at 10:00pm.

Pat Haddon asked Warren "what exactly do you want from us tonight?" Warren stated he was looking to get the final site plan approved.

He explained the bar and the bathrooms will be inside. Business will be open from April through October and the inside bar is the primary faction.

Hartman stated Warren needed to provide something to patrons regarding parking facilities and Haddon wants to see the parking plan.

Hartman asked about trash dumpsters to be provided at the location and stated that is part of the approval. There needs to be a clear designation of signage and the path.

Haddon made a motion to conditionally approve the site plan with adjustments for the trash, parking and signage. The motion was seconded by Hansen. All voted "aye".

The discussion was then opened to public comment.

One resident commented on the positivity of the yard and hoped it would succeed.

An unnamed resident stated there HAD been significant changes to the town since the 2009 Desman parking study and that the town had experienced significant growth.

The residents at the senior apartments expressed concern about the noise. Rick Crump, code enforcement, said that in 2016, the Zoning had been changed to let the town enforce the noise concerns up to 10:00pm and anything after that time, it became a sheriff's issue.

Remarks regarding signage were made by resident Steve Halaus with comments also about parking issues and noise.

There was no further public comment.

Hansen made a comment to add to the next agenda a discussion for a moratorium for accessory usage and Haddon seconded. This would be in regard to tavern usage, outdoor usage and to review how the town wanted to manage these issues with more oversight and control. The planning commission recommended the town council give time to consider a moratorium and they will send a recommendation to the council

Town attorney, Karen Ruff made a comment that the town council would be the one to make the legislative changes/additions for a moratorium and they should be made aware of the planning commission's intentions to recommend.

Hansen then made a motion to request/recommend to town council for moratoriums for site plan approval related to taverns and outdoor use. Pat Haddon seconded the motion and it was approved by all.

Hartman made the motion to adjourn, Hansen seconded and all voted "aye".

The meeting adjourned at 8:30 pm.

