

PLANNING COMMISSION MINUTES  
MAY 23, 2019

Meeting was called to order by Michael Hartman at 7:08pm on May 23, 2019.

With Michael Hartman, Jerome Hansen and Pat Haddon, there was a quorum. Minutes were taken by Marsha Stiner and Rick Crump Zoning Administrator.

First item on the agenda was 4114 3<sup>rd</sup> St. Scott Properties purchased the property and has plans to build a Cat 2, W-1 building. The building would have a commercial space on the bottom level with additional floors of residential quarters above. Scott proposed 2 parking spaces and there are four spaces deeded by the town to the address. Hartman asked where the other parking sites would be located. Scott stated the possibility of residents having only 1 vehicle for the long term rentals. Hansen questioned the legality.

The bottom level will be 1100 sq. ft. with the upper levels being roughly 1300 sq. ft. Setbacks will be E- 3', W- 2' and the front will be 21'.

Haddon asked there be made available site plans, proposed materials, renderings and drawings for the proposed building and storm water management. Crump made a statement that all that information was currently available. Hartman suggested that they use what information they currently have and take more time to review the plans. He asked for comments. Hartman stated he had no issues with the design and Hansen had no issues with the overhang.

Mark Frazer was in the audience and suggested they use four spaces on Bay Ave. at the front side of Southwinds for the deeded spaces. Hartman asked for other comments. With none, the issue was closed.

The second item on the agenda was 9060 and 9061 Chesapeake Ave; a Cat 2 construction. Ron Russo was present with his development team and they made the Presentation for Phase 1. The impervious area will be reduced and possible fee in lieu money will be held for the storm water. Crump asked why didn't they do the storm water management for both parcels at the same time? They presented the proposed concept for Phase 2.

Bill Heiner arrived at 8:10pm and was updated by Hartman and Crump. Haddon was in approval of the development plan and Heiner was to meet with Rick, DB and Paul.

Public comment was made by Mickey Hummel regarding a service entrance because no large trucks are allowed on Bay Ave. Per Russo, Chesapeake Manor will be removed. Hansen asked the height of the roofline. It is 40' and with the cupola, 47'.

A motion was made to approve the development plan by Haddon and seconded by Hansen. All voted "aye".

The meeting was adjourned at 8:30pm.