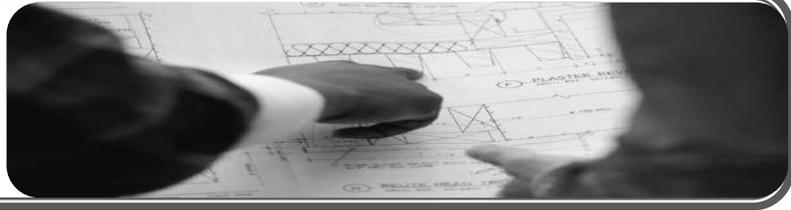


**WARREN CITY
PLANNING COMMISSION
REGULAR MEETING
JUNE 19, 2013**



The regular meeting of the Planning Commission was held on June 19, 2013, in the Conference Room of the Municipal Building at 7:30 AM.

ROLL CALL

Vice-Chairman Robert Dilks called the meeting to order. Members present were: Charles Conaway, Robert Dilks, Jr., Gregory Fraser, Kenneth Holtz, Pat Scutella, and William Tarpinning. Donald Nelson was absent. David Hildebrand, Planner/Development Administrator, and Teena Leary, Executive Secretary, were present and Alan Gustafson, Building Code Inspector arrived during the meeting.

CORRESPONDENCE

There was no correspondence to come before the Commission.

VISITORS

Jake Perryman, Times Observer reporter, was present.

APPROVAL OF MINUTES

Upon motion by Mr. Holtz and second by Mr. Tarpinning, the minutes of the April 17, 2013 regular meeting were unanimously approved by the members present.

BUSINESS:

ZONING ORDINANCE REVIEW – PARKING

Following considerable discussion, Commission members concurred that the proposed Part 10, Section 1.7.A. should be removed from the proposed parking regulations. Section 1.7.A would require that parking lots located within the portion of the Historic District which are zoned C-1 (Commercial) be located to the rear of the property whenever possible. It was determined that this requirement would best be addressed in Part 5 of the Zoning Ordinance and will be further addressed at a future meeting.

Commission members agreed that they believe that the proposed on-lot parking regulations have been fully addressed and will conduct a final reading of the proposed ordinance at their next meeting.

MISCELLANEOUS

Mr. Conaway inquired as to whether there is a manner in which occupancy of the upper floors of downtown structures may be encouraged. Mr. Hildebrand and Mr. Gustafson each noted that there has been an increased use of such spaces and that there are buildings currently undergoing renovations. Mr. Hildebrand indicated that he will work with Mr. Gustafson to develop an inventory of upper floor spaces that are available.

ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned.