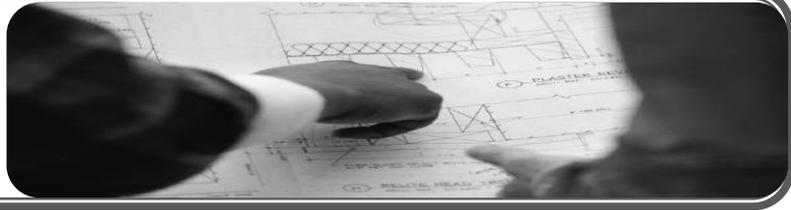


**WARREN CITY
PLANNING COMMISSION
REGULAR MEETING
DECEMBER 18, 2013**



The regular meeting of the Planning Commission was held on December 18, 2013, in the Conference Room of the Municipal Building at 7:30 AM.

ROLL CALL

Chairman Don Nelson called the meeting to order. Members present were: Charles Conaway, Gregory Fraser, Donald Nelson, Pat Scutella, and William Tarpinning. Robert Dilks, Jr. and Kenneth Holtz were absent. David Hildebrand, Planner/Development Administrator; Nancy Freenock, City Manager; and Teena Leary, Executive Secretary, were present.

CORRESPONDENCE

There was no correspondence to come before the Commission.

VISITORS

Josh Cotton, Times Observer reporter, was present.

APPROVAL OF MINUTES

Upon motion by Mr. Fraser and second by Mr. Conaway, the minutes of the November 20, 2013 regular meeting were unanimously approved by the members present.

BUSINESS:

RESIDENTIAL USE IN C-1 DISTRICT

(See also 9/18/13 and 11/20/13 minutes)

The Commission continued its discussion regarding residential use of structures within the C-1 Commercial Zoning District, most specifically, the return of structures originally designed/constructed for single-family residential use being permitted to return to such use. Commission members concurred that they wish to recommend that City Council adopt a Zoning Ordinance amendment which would add "Single-family detached dwelling (new construction) as a Special Exception within the C-1 Commercial Zoning District.

PENNSYLVANIA AVENUE EAST GATEWAY RENAISSANCE AND COMMERCIAL FAÇADE PROGRAM

(See also 11/20/13 minutes)

Mr. Hildebrand provided information and a handout regarding a concept previously-proposed at the time of the last Zoning Ordinance review (early 2000's) which would have created an RLB-1 Residential Limited Business Zoning District. Mr. Hildebrand noted that such a designation would be well-suited to the existing structures and terrain of the Pennsylvania Avenue East corridor which extends from Conewango Avenue to the Glade Bridge. Commission members concurred that they wish to further explore this concept and it was agreed that the subject area would be divided into sections for further review.

Mr. Hildebrand noted that while it would be possible to extend the Façade Program to include all Commercial districts, it would require action by City Council and funding sources would need to be identified.

MISCELLANEOUS

Mr. Fraser announced that this would be his last meeting as a member of the Commission as he was elected to serve as a member of City Council. Commission members offered their congratulations and thanked Mr. Fraser for his service to the commission.

ADJOURNMENT

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