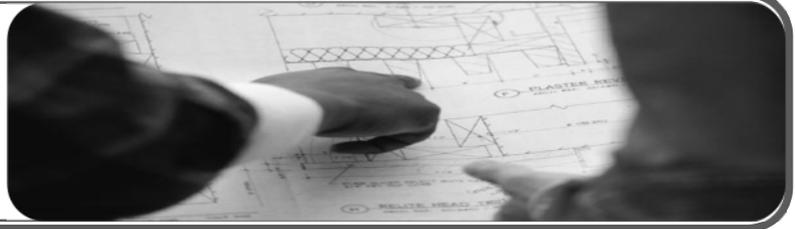


**WARREN CITY PLANNING  
COMMISSION  
REGULAR MEETING  
MARCH 6, 2019**



The regular meeting of the Planning Commission was held on March 6, 2019, 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, Angie Dart, Chuck Gray, Don Nelson, Ray Pring and Alex Shreffler. Pat Scutella was absent. Also present were David Hildebrand, Planner/Development Administrator; Terry Williams, Director of Codes; and Jessica Byler, Administrative Assistant.

**CORRESPONDENCE**

There was no correspondence to come before the Commission.

**VISITORS**

- Mayor Maurice Cashman

**APPROVAL OF MINUTES**

Upon motion by Ms. Gray and second by Ms. Dart, the minutes of the January 16, 2019, regular meeting were unanimously approved by all members present.

**BUSINESS:**

**Zoning Ordinance Amendment – First Floor Residential Apartments in downtown Commercial Space**

Mr. Cashman presented to the Commission a potential topic for discussion regarding allowing commercial buildings with no activity on the first floor to transition the first-floor retail space into residential living. Mr. Cashman recommended this idea be tested on select properties first and indicated that this could be a needed improvement for the downtown. Mr. Nelson explained that this was an item that was discussed about three years ago. Ms. Williams explained that this was definitely not a new idea and recommended the area be restricted to certain locations or a certain percentage of downtown that already had residential character.

The Commission agreed to further discuss the idea and requested some additional information be gathered including sections of the current Zoning Ordinance that addresses situations such as this. The item will be added to the agenda for the next meeting.

**Zoning Map Amendment – 204 & 206 E Fifth Avenue**

This Zoning map amendment will rezone parcel WN-581-7783 (206 E Fifth Avenue) and WN-581-7785 (204 E Fifth Avenue) from R2 to R3. The purpose of the amendment is to expand the offices of Whole Health Chiropractic.

Upon motion by Ms. Dart and second by Mr. Pring, the Zoning Map Amendment to rezone 204 & 206 E Fifth Avenue from R2 to R3 is approved by all members present.

**Zoning Map Amendment – East Fifth Avenue**

In conjunction with the zoning map amendment to 204 & 206 E Fifth Avenue, the Commission reviewed changing the entire block from R2 to R3 to keep things more uniform. Therefore, Fifth Avenue between Redwood Street and Buchanan Street and then across Fifth Avenue between Orchard Street and Lookout Street would all be rezoned to R3. This includes parcels WN-581-1121, 7779, 7785, 7783, 7767, 7765, 7871, 7739, 7495, 7497, 7723 and 7716.

Upon motion by Ms. Dart and second by Ms. Gray, the Zoning Map Amendment to rezone the above-mentioned section of East Fifth Avenue from R2 to R3 is approved by all members present.

**Zoning Ordinance Amendment – Wireless Communication**

The Wireless Communication Facilities Amendment was approved by all members present at the January 16, 2019 meeting, however, a final approval from the Commission is required to continue through the process.

Upon motion by Mr. Pring and second by Mr. Conaway, the Wireless Communication Facilities amendment of the Zoning Ordinance is approved by all members present.

**ACTION ITEMS**

Gather material regarding first floor apartments in commercial buildings.

**ADJOURNMENT**

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