

**WARREN CITY PLANNING
COMMISSION
REGULAR MEETING
APRIL 10, 2019**



The regular meeting of the Planning Commission was held on April 10, 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, Don Nelson and Pat Scutella. Chuck Gray, Ray Pring and Alex Shreffler were absent. Also present were David Hildebrand, Planner/Development Administrator and Jessicca Byler, Administrative Assistant.

CORRESPONDENCE

There was no correspondence to come before the Commission.

VISITORS

- Mayor Maurice Cashman
- Andrea Stapleford
- Randy Rossey

APPROVAL OF MINUTES

Upon motion by Ms. Dart and second by Mr. Conaway, the minutes of the March 6, 2019, regular meeting were unanimously approved by all members present.

BUSINESS:

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

Mr. Nelson thanked Mayor Cashman for bringing this item before the Commission and suggested simply adding verbiage under Section 470-26 of the Zoning Ordinance to “Residential allowed by special exception.” Mr. Scutella agreed with Mr. Nelson’s approach so each request is addressed and dealt with on an individual basis.

Mr. Cashman suggested indicating that any changes be “architecturally” integrated with the style of the building. Mr. Nelson suggested “it must maintain retail or commercial appearance of the façade.” Mr. Hildebrand indicated the exception could be put under the uses and special exception category, which would then be brought before the Zoning Hearing Board for review. The Board reviews each exception with the following four standard criteria: does it allow for adequate public facilities, does it blend in with the area, is the property suitable for the desired use and it does not substantially injure or deter from the adjacent area. Staff will research expanding this piece of the Zoning Ordinance and bring it back to the Commission for the May meeting.

Zoning Map Amendment – 204 & 206 E Fifth Avenue

Ms. Stapleford indicated she was there on behalf of her clients, Mr. David Brook and Verlynn Kleppe. Ms. Stapleford distributed an update to the continuation sheet that was previously distributed, which corrected an oversight and changed southwest to northwest. 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 Mr. Scutella and second by Ms. Dart, 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 Mr. Scutella and second by Ms. Dart, the Zoning Map Amendment to rezone the above-mentioned section of East Fifth Avenue from R2 to R3 is approved by all members present.

ACTION ITEMS

Develop language and look into other cities regarding first floor apartments in commercial buildings.

ADJOURNMENT

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