

Town of Wyoming
Planning & Zoning Commission - Workshop
Minutes of July 14, 2017

Members Present: Tiffany Rife, Ernie Piazza, Johnny Johnson, Don Pommell

Town Staff Present: None

Town Council Members Present: None

Guests: None

The meeting was called to order at 12:07 p.m. by Ms. Rife.

A motion to adopt the agenda was made by Mr. Johnson, seconded by Mr. Piazza, and unanimously approved.

New Business:

Comprehensive Plan Amendment Action Items

- **Discussion regarding new mixed use zoning**

Establish Gateway areas per Comprehensive Plan Goal

Specifically: Create Mixed Use Commercial Residential Criteria for Gateway areas

Add Definition: Gateway Area – Designated area where Commercial/Residential Zone is permitted.

Add Definition: Commercial Residential (CR) – Permitted commercial on first floor and residential on 2nd floor

Page 12, add section 3-7

A. Name – Mixed Commercial Residential

B. B. Symbol – CR

C. Purposes:

1. Provide sufficient flexibility for commercial, office and service uses in conjunction with residential use in designated areas.
2. Provide for limited number of number of apartment dwellings in conjunction with commercial, office and service uses, but only on 2nd floor of such buildings.
3. Two (2) story maximum.

Page 18; Add section D. Commercial/Residential Zone and Table as follows:

Minimum Tract area	TBD
Lot Width at Front Property Line (feet)	20

Setbacks (feet)	
Front	15 per commercial unit to minimum of 30 thereafter
Side	20 unless adjoining like use
Rear	TBD
Adjoining R1	25
Maximum Building Height	35 as two story only
Maximum Building Coverage	60%
Green Area (% of lot)	20%

Notes: Separate off street parking for resident, two (2) per residence area, at side or rear.

Comprehensive Plan, page 32 – add Gateway and Town Center verbiage
 Comprehensive Plan Future Use Map – add Gateway areas

Designated areas of Gateway:

- Mill, 3B's and Bailey House
- Pole Building Parcel(s)
- Mercedes Parcels
- Route 15/Moose Lodge Road area proposed
- 1st property east bound on Route 15 north of road
- Ice House and old Propane business parcels

• **Clarification on Apartments**

Page 11, Para. 3-4 TC, Town Center, Item C.2.; Delete verbiage 'and third'
 Page 13, Para. 4.1 Table; Delete Dwelling, Multi-Family entirely across table
 Conversion of a single family...Delete 'or multi-family dwelling' from wording
 Page 96:
 Definition, Dwelling, Garden Apartment para.; Delete entirely
 Definition, Dwelling, Multi-Family par.; Delete entirely
 Definition, Dwelling, 2 Family: After title add '(Duplex)
 Delete second half of paragraph beginning with 'Or (2)...'

Adjournment:

A motion to adjourn the meeting was made by Mr. Pommell, seconded by Mr. Piazza, and unanimously approved. The meeting was adjourned 3:06 p.m.

Respectfully Submitted,
 Tiffany Rife, Secretary