

Planning & Zoning Meeting Minutes

28 Feb18

Members Present: Rife, Oman, Piazza, Pommell, Greenberg

Council attendance: None

Public attendees: Bianca Corbitt, Mike Morasco, Todd Sammons

Meeting opened at 7:30 pm

Acceptance of agenda. Motion by Pommell, second by Piazza, all in favor.

Acceptance of previous meeting minutes. Motion by Greenberg, second by Oman, all in favor.

New business:

- 127 Broad Street – Conditional Use Application, Overnight Child Care – Bianca Corbitt

Applicant expressed desire for overnight only daycare for maximum four-six children dependent on state evaluation, ages not determined. Building is a rental unit, owner has no objections but request liability insurance be acquired and although not present signed the application. Motion to move forward to hearing made by Oman, second by Piazza, all in favor. Hearing set for 7:00 pm 28 March prior to Regular Planning and Zoning Meeting.

- 216 Wynsome Blvd. – Conditional Use Application, Day Care

Applicant not in attendance. Application Tabled.

Old Business:

- South Railroad Avenue - Tre Sorelle Dolce – Final Development Plan Submittal (miniature golf, ice cream) – Mike Morasco

All previous recommendation/conditions included in Final Development Plan, and accepted by committee. This includes new building structures and any movement of existing structures. Motion to provide zoning certificate by Piazza, second by Oman, all in favor. Building permits may now be issued.

- 25 Front Street – Minor Subdivision and Conditional Use Application – Todd Sammons

Item 1 - Minor Subdivision Plan submitted to make two separate R1 building lots. Single houses of approximately 1200 square feet intended. Committee accepts Concept Plan for Minor Subdivision in compliance with Ordinance 25-13 of LUDC. Motion thereto by Pommell, second by Piazza, all in favor. These minutes constitute written approval of the plot(s).

Next steps: Four sets of prints for mayor signature (per Ordinance 25-13 D. with notation "The revised plot has been approved by the Town of Wyoming pursuant to the Wyoming Land Use and Development

Code.”), make boundary adjustments, and Preliminary Plan submittal via PLUS and other applicable agencies.

Expect Preliminary Plan March PZ meeting.

Item 2 –

a. Conditional Use of existing structure (garage) to be converted to studio apartment for rental. Present LUDC does not allow accessory structures to be occupied by other than immediate family members. This was referred to Board of Adjustment for variance request. PZ members have no objections. Basis for no objections as follows: Current same uses exist in town. Prevents request/consideration of different zoning (R2) which is problematic.

Next steps: Pending BoA decision, then public hearing for Conditional Use if BoA approval.

Depending on scheduling may expect hearing notice prior to March 28 Regular PZ meeting.

b. Request for side setback allowance also referred to Board of Adjustment. PZ members have no objection as structure and property line already exist i.e. ‘grandfathered’. Owner has no recourse.

- **Mixed Use Zoning - Zoning Category PZ Workshops**

Summary - limiting mixed use living quarters in Town Center area, removing zoning verbiage referencing multifamily/apartments (completed previous per Ordinance 42-17), creating new zoning category for townhouses, density revision of zoning categories, proposal for R1a and R1b, and creating ‘gateway areas’ for mixed use.

To this end joint P&Z/Council workshop requested to present proposed revisions and tailor for next steps in process. Pending scheduling.

Next Regular PZ Meeting 28 March 2108

Meeting adjourned at 8:34 p.m. Motion by Greenberg, second by Piazza, all in favor.