

**Planning & Development Committee Meeting
Minutes of September 27, 2010
City Council Chambers – 7:00 p.m.**

(or 15 minutes after the Administration & Public Works (A&PW) meeting adjourns)
Lorraine H. Morton Civic Center

ALDERMEN PRESENT: D. Holmes, L. Jean-Baptiste, A. Rainey, D. Wilson, M. Wynne

STAFF PRESENT: B. Dunkley, G. Farrar, M. Lyons, D. Marino, B. Newman

PRESIDING OFFICIAL: Ald. Rainey

DECLARATION OF QUORUM

A quorum being present, Chair Rainey called the meeting to order at 7:45 p.m.

APPROVAL OF THE SEPTEMBER 13, 2010 MEETING MINUTES

Ald. Wynne moved approval, seconded by Ald. Jean-Baptiste.

The minutes of the September 13, 2010 meeting were approved unanimously, 5-0.

ITEMS FOR CONSIDERATION

(P1) Major Variance Request for Open Front Yard Parking Space at 1408 Dempster Street

Staff, the Site Plan and Appearance Review Committee and the Zoning Board of Appeals recommend denial of an application for major variations to establish an open parking space in the front yard of 1408 Dempster Street and to allow an impervious surface coverage of 49% where the maximum permitted is 45%. This item was held in Committee on August 9, 2010.

Chair Rainey announced that this item has been postponed until the next P&D meeting at the applicant's request.

(P2) Ordinance 70-O-10 Requiring Notice to Affected Neighbors of Proposed Cellular Antenna Installations

Staff recommends adoption of Ordinance 70-O-10. Ordinance 70-O-10 would require the City to mail notices to property owners within 250' of a proposed new cellular pole or tower at least 10 days before the item is reviewed by staff at the Site Plan and Appearance Review Committee, prior to issuing a building permit.

Ald. Wynne moved approval, seconded by Ald. Wilson.

Chair Rainey suggested amending the ordinance so that the applicant is required to notify neighbors of the proposed plans rather than the City.

The Committee voted unanimously 5-0 to recommend approval of the ordinance as amended.

ITEMS FOR DISCUSSION

(PD1) Parking Requirements for Home Occupations

Ald. Holmes said there have been complaints in her ward about patrons or employees for businesses that are run out of homes in residentially zoned areas, taking up too many parking places so that residents do not have enough parking spots available. For example, she said, landscapers' employees will park at someone's house early in the morning and leave their cars there until 7:30 or 8:00 p.m. at times. Another example Ald. Holmes gave was an attorney who has 2 employees during tax season and there is a parking problem caused by the 2 employees and all their clients parking in the area.

Ald. Holmes said she has spoken to Ricky Voss of the Parking Division. Ald. Wynne said she would be happy to address the problem with the Parking Committee, but suggested that zoning aspects of the issue need to be addressed.

Ald. Jean-Baptiste suggested that the issues should be addressed individually before zoning restrictions are applied.

The Committee discussed other instances of parking problems and disturbances caused by residential businesses. Ald. Holmes said the City needs to make sure they have permits where applicable.

Bill Dunkley, Zoning Administrator will have the issue discussed at the Zoning Board of Appeals agenda and will notify the aldermen when it will be scheduled.

COMMUNICATIONS

There were no communications.

ADJOURNMENT

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,
Bobbie Newman