

PUBLIC HEARING

February 11, 2010

The February 11, 2010 Public Hearing was called to order at 6:30 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Brown, Evie Hall-Case, Nancy Johnson, and Jordan Treadway.

Others present included: Gary Veith; Bud Miller; Lisa Thiel; Kelly Saull; Chanda Neely, Daily Chief Union; and Sarah Bennett, Clerk.

The purpose of this public hearing was to discuss possible amendments to the City's zoning and building regulations.

The following amendments to the City's zoning and building regulations were reviewed:

Section No. 1111.01 Definitions – (37) Home Occupation means the use of a home for a small business or service which is established entirely within the dwelling unit, is conducted only by members of the family residing in the residence and, utilizing not more than twenty-five percent (25%) of the dwelling unit on such lot, does not create a traffic problem and must be completely in a building. The word “only” will replace the word “primarily”. The following additional sentences will be added to this definition: A home occupation shall in no way alter the external appearance of the principal structure. The only external indication of such home occupation shall be limited to one sign, controlled by the sign regulations of the zoning code. There shall be no outside storage of any kind related to such home occupation. Allowable home occupations are not to be open to the general public nor cause disruption to the neighborhood or the general traffic flow of the area.

Section 1123.04(a)(1) - Notification by mail to individual property owners of the public hearing before City Council is mandatory. The word “is” will replace the words “is not”.

The following amendments to Section 1123.01 Primary Uses were reviewed:

Accounting, Auditing Services - add primary use in HB

Animal Hospitals - add primary use in HB

Antique, Novelty Shops - change from Home occupation in R-2 to Special use; and change from shopping center, plaza, mall to primary use in HB

Art, Music, Dancing Schools - add primary use in HB

Association and Club Offices - add primary use in HB

Attorneys Offices - add primary use in HB

Bait Stores (Ord.185-9.Passed 7-3-95.) - eliminate primary use in R-3

Bakery, Dairy, Egg Retail (3,000 sq.ft.or less) - change from shopping center, plaza, mall to primary use in HB

Beauty, Barber, Florist, Hat Shops, Tanning Salons - change from shopping center, plaza, mall
to primary use in HB

Beauty and Barber Shops (with 4 operators or less) - add as special use in R-2 and R-3; and change from shopping center, plaza, mall to primary use in HB

Beauty and Barber Shops (only one operator or immediate residing family member) - change

from home occupation to special use in R-

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Bicycle Repair - eliminate home occupation in R-1

Blueprint and Photocopy Services - change from shopping center, plaza, mall to primary use in

HB

Business Consulting Services - change special use to home occupation in R-3; change special

use to primary use in LB; add primary use in HB

Camera, Photo Studio Shops - change home occupation to special use in R-2; change from shopping center, plaza, mall to primary use in

HB

Chiropractor's Offices - eliminate home occupation in R-1; eliminate special use in R-2; add

primary use in HB

Clothing, Shoe, Tailor Stores - change from shopping center, plaza, mall to primary use in HB

Collection Agencies, Investment and Consumer Services - change from shopping center, plaza,

mall to primary use in HB

Convenience Stores - eliminate from special use in R-3 and R-3A

Crafts, Needlecraft - change home occupation to special use in R-1 and R-2

Credit and Finance Related Business - change from shopping center, plaza, mall to primary use

in HB

Day Care Centers - add primary use in HB

Delicatessen Stores (3,000 sq.ft. in floor area) - change from shopping center, plaza, mall to primary use in HB

Dentist Offices - eliminate home occupation in R-1; eliminate special use in R-2; add primary

use in HB

Drugs, Proprietary and Variety Stores (3,000 sq. ft. or less in floor area) - change from shopping center, plaza, mall to primary use in HB

Emergency and Charitable Services - add primary use in HB

Employment and Placement Offices - add primary use in HB

Engineering, Architectural, Urban Planning Services - change special use in R-3 to Home occupation; add primary use in HB

Fire Extinguisher Repair - eliminate as home occupation in R-1

General and Health Resorts - add primary use in HB

General Merchandise Stores - change from shopping center, plaza, mall to primary use in HB

Government Offices - add primary use in HB

Governmental Service Buildings - add primary use in HB

Hardware, Paint, Glass Stores - add primary use in LB and GB

Home Bakery and Catering - change from home occupation to special use in R-1 and R-2

Insurance, Real Estate, Title Offices - change from shopping center, plaza, mall to primary use

in HB

Lapidary and Watch Repair Shops - change from home occupation to special use in R-1 and R-2

Mailing Services - change from shopping center, plaza, mall to primary use in HB

Physician's Offices - eliminate home occupation in R-1

Picture Framing - eliminate from home occupation in R-1; change from home occupation to
special use in R-2

Private Music, Dance, Baton and Voice Instruction - change from home occupation to special
use in R-1 and R-2; add primary use in
HB

Sewing and Alterations - change from home occupation to special use in R-2 and R-3

Shopping Centers, Malls, Plazas - add as primary use in LB and GB

Single Family Dwellings - eliminate from Public Facilities

Small Appliance Repair - change from home occupation to special use in R-2 and R-3

Stationery, Book, Jewelry Stores - change from shopping center, plaza, mall to primary use
in
HB

Taverns, Night Clubs, Liquor Retail - change from shopping center, plaza, mall to primary
use
in HB

Tool Sharpening - eliminate home occupation in R-1; change from home occupation to
special use in R-2, R-3, and R-3A

Tropical Fish and Supplies - eliminate home occupation in R-1; change from home
occupation to special use in R-2, R-3, and R-3A

Veterinarian Offices - change from shopping center, plaza, mall to primary use in HB

Video Rental Stores - change from shopping center, plaza, mall to primary use in HB

Planning Commission members also discussed the current fee of \$200.00 being charged for a special use permit. It was agreed that the fee should remain the same.

There being no further business, the Chairman declared the hearing adjourned.

Sarah J. Bennett, Clerk

Scott Washburn, Chairman

PLANNING COMMISSION

February 11, 2010

The February 11, 2010 Planning Commission meeting was called to order at 7:00 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Brown, Evie Hall-Case, Nancy Johnson, and Jordan Treadway.

Others present included: Gary Veith; Bud Miller; Lisa Thiel; Kelly Saull; Chanda Neely, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the January 14, 2010 Public Hearing, having been mailed to each Planning Commission member, were approved as received.

The minutes of the January 14, 2010 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members discussed possible amendments to the City's zoning regulations as reviewed in the Public Hearing held prior to this meeting.

A motion was made by Mr. Washburn, seconded by Mrs. Treadway, to recommend to City Council to adopt the changes proposed to the City's zoning and building regulations including amendments to Section No. 1111.01 Definitions – (37) Home Occupation; Section 1123.04(a)(1); and Section 1123.01 Primary Uses as stated in the public hearing minutes of the hearing held prior to this meeting. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

There being no further business, the Chairman declared the meeting adjourned.

Sarah J. Bennett, Clerk

Scott Washburn, Chairman