

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES

Tuesday, March 12, 2019

7:00 PM

In the absence of the Chair, City Manager Yonker was asked to chair the meeting. The regular meeting of the Ithaca Planning Commission was called to order by Manager Yonker at 7:00 p.m., followed by the Pledge of Allegiance to the American Flag.

Present: Commissioners Richard Teal, Jerry Timmons, Dale Sherman, Doug Wright, Alison Jerome and Mayor Alice Schafer

Absent: Chair John Wilson

Staff Present: City Manager Chris Yonker and Deputy Clerk Cathy Cameron

Audience Present: None

Motion by Timmons, second by Sherman to approve the minutes of the regular meeting held February 12, 2019; motion carried.

Public Comments

Manager Yonker asked for any public comments; none were given.

Site Plan Review

Mr. Yonker presented a site plan review for construction of a mini-storage building on property located at 401 S. Saint Johns Street, submitted by owner David Roslund of Meadow Lane Estates mobile home park. The proposed structure is 30' x 150' (4,500 ft²) in size. The current zoning is MH which does not address structures of this type or provide regulations for any accessory buildings. The MH zone does allow for individual storage buildings on each mobile home lot (max of 100 ft²), but did not anticipate an additional centrally-located consolidated storage facility. Discussion was held on the storage units being used by residents of the mobile home park without being open to the public. Allowing the general public to use/rent the units would create a business venture that is not permitted in this zone.

Motion by Sherman, second by Wright to authorize approval of the site plan for a mini-storage building at 401 S. Saint Johns Street based on the following conditions: 1) exact location needs to be determined so as not to place the building on two separate parcels; 2) building should be set back from west lot line at least 10 feet; 3) plan for controlling stormwater from building and drive be approved by County Drain Commissioner; 4) access drive to building site and area surrounding the building be properly constructed with sand & gravel, and/or paved, with particular attention to drainage; 5) exterior lighting be restricted to full cut-off, dark-sky compliant fixtures (no wall packs or yard lights); 6) all storage shall be inside and not adjacent to building unless screened by solid fence subject to future City fence permit; and 7) use/rental of all storage units be restricted to only current tenants of the mobile home park (not to be used as a commercial storage facility open to the general public); motion carried.

New Business

Mr. Yonker presented a draft of the first Annual PC/ZBA Report to the City Council for the commissioners' review. The commissioners thanked the City Manager for his work in developing the report.

Motion by Teal, second by Timmons to authorize the City Manager to submit the report to City Council as drafted; motion carried.

Old Business

Manager Yonker reported that the Bylaws for the PC are a work in progress.

Transmittals

Manager Yonker highlighted the City Manager Activity Reports for February 15 & March 1, 2019 as well as the approved minutes from the Zoning Board of Appeals meeting held December 6, 2018.

Public Comments

Mr. Yonker asked for any additional public comments; none were given.

Motion by Timmons, second by Wright to adjourn the meeting at 7:46 p.m.; motion carried.

Dale Sherman, Commission Secretary

Cathy Cameron, Recording Secretary