

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
Tuesday, February 12, 2013
7:00pm

The meeting of the Ithaca Planning Commission was called to order by Chair John Wilson at 7:00 p.m.

Present were Chair John Wilson and Members George Bailey, Mark Barrows, James Gruesbeck, Kelvin Grant, Wilbur Rykert and Jerry Timmons. City Staff present were City Manager Chelsey Foster and Building Inspector Dale Sherman.

Absent were Members Neville Pitcher and Doug Wright.

Public in attendance were Scott Merchant, ~~Norm~~ Larry Trexler, J. Johnson and Ron Davis.

Moved by Timmons, second by Bailey to approve the minutes of the meeting held November 13, 2012. Motion carried.

Chair Wilson asked for Public Comments. None were given.

Site Plan Review

Inspector Sherman began the review of the site plan requested by the Methodist Church for 327 E. Center Street. The Church would like to make sure the project is feasible before acquiring additional property. Scott Merchant explained the project and their needs. He asked that he be contacted by Inspector Sherman for the set back and any other requirement that need to be done so they can design the building to fit. Items of discussion were height, set backs, rezoning if neighboring homes were purchased, water detention and the legal changes required to change the plats as a building could not be constructed across to plats.

It was determined that the current plan would not fit the set backs as presented. Bailey stated that the commission would also have to determine whether it would allow the rezoning and replatting as it is a residential area. Members were also concerned with the height and loss of tax paying parcels.

New Business

The Commissioners reviewed Ordinance Article 13, Section 13.02 regarding motels.

Moved by Bailey, second by Rykert for the Building Inspector to invoke the law on efficiencies on the twelve units in question and the repairs are made according to the building code before any occupancy is allowed.

Commissioner Grant stated the motion as stated has no time line for compliance.

Moved by Bailey, second by Rykert to amend the motion to add a thirty day deadline for repairs to be made. Motion carried.

Motion carried.

Discussion on held on length of rental time allowed by the motel in accordance with current law and ordinance.

Moved by Bailey, second by Rykert to proceed with developing a code enforcement policy which follows the current ordinances for efficiency apartments and have the City Manager and Inspector Sherman consult with the city attorney on its development. Motion carried.

City Manager Foster asked members for their input on a master plan for McNabb Park. He reviewed the current park structures, features and uses.

Discussion on the poor condition of the barns and possible demolition. Discussion on camping and possible upgrade of sites. Discussion redoing for events, updates for horse shows, potential for promotion of bike trails and soccer. The facilities will need updated and should look at groups that may benefit from the upgrades for possible donations.

Old Business

Chair Wilson asked for an update on the outside wood burners. Inspector Sherman stated a resident must have 200 feet from the unit to any property line in order to install. There are only a couple of properties in the city limits that have the space. Commissioner Barrows informed of a resident which has one in the garage. Inspector Sherman will investigate.

Commissioner Bailey asked if we have an ordinance or if burners require a permit? Manager Foster stated no. He shared the Fire Chiefs concerns on fire pits as well.

Moved by Bailey, second by Barrows to have the City Manager and Building Inspector draft a burning ordinance and permit schedule for all fires within the city.

Commissioner Wilson asked about all fires? Commissioner Grant said it would cover leaf burning, pits and all kinds.

Motion carried.

Chair Wilson asked to receive public comments.

City Manager Foster invited members to a meeting being held regarding a possible new hotel in town.

City Manager Foster informed members of the meeting times for the public input sessions for the police services consolidation.

Chair Wilson asked if there was any further business to come before the Planning Commission. None was offered.

Moved by Bailey, second by Timmons to adjourn. Motion carried.

Meeting adjourned at 8:19pm.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
Tuesday, August 13, 2013
7:00pm

The meeting of the Ithaca Planning Commission was called to order by Secretary Mark Barrows at 7:00 p.m.

Present were Members George Bailey, Mark Barrows, James Gruesbeck, Neville Pitcher, Wilbur Rykert and Jerry Timmons. City Staff present were City Manager Craig Zins and Building Inspector Dale Sherman.

Absent were Chair John Wilson and Members Kelvin Grant and Doug Wright.

Public in attendance were Greg Vaughn, Cecil and Rick Becker, Marc Raycraft, Steve Parks, L.D. Hollenbeck.

Moved by Bailey, second by Pitcher to approve the minutes of the meeting held February 13, 2013 with a correction of the audience from Norm Trexler to Larry Trexler. Motion carried.

Secretary Barrows asked for Public Comments. None were given.

Site Plan Review

Inspector Sherman began the review of the site plan for the storage units as requested by Mike Mates of L&M Storage for 125 Industrial Parkway. Inspector Sherman reviewed that the plans include a building for future discussion and approval would be for both buildings. The water detention system is built to handle the new and future building. Discussion on the plans and water retention issues. Commissioner Rykert asked if everything was cleared with the project with the City. Inspector Sherman stated that the drain issue needs to be addressed with the Drain Commissioner. Member Bailey said that the drain issues need to be enhanced through the City to offer better drainage on the project. Inspector Sherman says it passes as proposed but is not ideal.

Moved by Rykert, second by Timmons to approve the site plan of 125 Industrial Parkway contingent on the water retention issue meeting City approval. Motion carried.

Inspector Sherman reviewed the site plan for a pole barn as requested by Cecil and Rick Becker for 1918 E. Washington Road. The pole barn will be a 60'x120' agricultural building and it will sit on 80 acres and will be about 180' off of Washington Road. It meets all set backs and requirements. Member Timmons informed that the property is in the City because of the 425 Agreement with the Township.

Moved by Bailey, second by Rykert to approve the site plan of 1918 E. Washington Road. Motion carried.

New and Old Business

Inspector Sherman requested a public hearing be set for a Special Use Permit for 420 S. Main Street for a garage addition as requested by Steve Parks.

Moved by Rykert, second by Pitcher to set a Public Hearing for the purpose of a Special Use Permit for 420 S. Main Street garage addition for September 10, 2013 at 7:05pm. Motion carried.

Secretary Barrows asked to receive public comments.

Secretary Barrows asked if there was any further business to come before the Planning Commission.

Inspector Sherman informed members that three new homes were being built in the City. He also introduced City Manager Zins to the Commissioners.

Moved by Bailey, second by Timmons to adjourn. Motion carried.

Meeting adjourned at 7:45pm.

Mark Barrows, Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES
Tuesday, September 10, 2013
7:00pm

The meeting of the Ithaca Planning Commission was called to order by Chair John Wilson at 7:00 p.m.

Present were Chair John Wilson and Members Mark Barrows, James Gruesbeck, Neville Pitcher, Wilbur Rykert and Doug Wright. City Staff present were City Manager Craig Zins and Building Inspector Dale Sherman.

Absent were Members George Bailey, Kelvin Grant and Jerry Timmons.

Public in attendance were Marc Raycraft and Steve Parks.

Moved by Pitcher, second by Barrows to approve the minutes of the meeting held August 13, 2013. Motion carried.

Chair Wilson asked for Public Comments. None were given.

Public Hearing

Chair Wilson opened the public hearing for the Special Use Permit for 420 S. Main at 7:05pm.

Member Pitcher asked if any written comments were submitted from the public. Inspector Sherman stated none were received.

Chair Wilson asked if the footings and pad would remain the same size. Inspector Sherman stated yes. He further asked if footings were inspected and are still sound? Inspector Sherman stated yes.

Inspector Sherman stated the other buildings would be cleaned up and removed if this building was allowed. Chair Wilson asked on the roof? Marc Raycraft stated it would be a metal roof as are the other buildings on the lot. Chair Wilson asked if all criteria have met approval of the Inspector as far as setbacks, lot size, etc. Inspector Sherman stated all is in order but required the Special Use due to the overage of the square footage.

Chair Wilson asked for additional comment. None was offered. Chair Wilson closed the public hearing.

Moved by Member Rykert, second by Member Wright to approve the Special Use Permit as requested by Steve Parks for 420 S. Main Street. Motion carried.

New and Old Business

Chair Wilson asked for any new business.

Inspector Sherman asked members if the lot owned by Tina Gates on East North Street could hold an out building. Due to the separation of the lots by the alley and the fact that the two lots do not connect, a garage is not allowed on the property per code. There are other lots in the City that are undersized according to the ordinance and restrict buildings due to setback requirements. Inspector Sherman asked Commissioners what their thoughts were on changing the ordinance. City Manager Zins stated changing the ordinance would open the door to anyone to build. For the number of irregular lots, the current ordinance requires them to submit a plan and proposal on a one-by-one case for the Commission to approve. Commissioners agreed with Manager Zins that changing the ordinance was not in the City's best interest.

Chair Wilson asked what her request was. Inspector Sherman stated she mentioned a small house, swimming pool or accessory building. Chair Wilson said she would need to submit a plan when she decides what she wants to do.

Chair Wilson asked for any old business.

Member Pitcher asked for an update on the RC racetrack. Inspector Sherman stated the tower was done and should be racing soon. Discussion on the bathroom at that end and possible updates. Manager Zins stated there was no plan for it, but it could be looked into further.

Chair Wilson asked to receive public comments. None were offered.

Chair Wilson asked if there was any further business to come before the Planning Commission.

Moved by Member Pitcher, second by Member Rykert to adjourn. Motion carried.

Meeting adjourned at 7:30pm.

Mark Barrows, Secretary