

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES

Tuesday, May 8, 2018

7:00 PM

The regular meeting of the Ithaca Planning Commission was called to order by Chair Wilson at 7:00 p.m., followed by the Pledge of Allegiance to the American Flag.

Present: Chair John Wilson, Commissioners Dale Sherman, Richard Teal, Jerry Timmons and Mayor Alice Schafer

Absent: Commissioners Doug Wright and Alison Jerome

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

Audience Present: Kevin Kindel and Joel McVeigh

Motion by Sherman, second by Timmons to approve the minutes of the regular meeting held April 10, 2018; motion carried.

Public Comments

Chair Wilson asked for any public comments; none were given.

New Business

Manager Yonker presented the zoning application and site plan for DRB Transport located at 180 Industrial Parkway as submitted by JBS Contracting. This is for a 150' x 75' building addition along with a driveway apron on the south side, concrete apron on the north side, expanding the gravel parking lot to the north and west side and adding a second access drive off Industrial Parkway. The site plan meets all front and side yard setbacks. The Drain Commissioner has already seen the site plan to have drainage flow on the north side of the lot to the City's regional stormwater basin. Mr. Kindel stated that crushed concrete would be used for the new access onto Industrial Parkway. Without having a paved driveway, a discussion was held if there was a need or requirement for some type of screen that would cover from the north side entrance to the northwest corner of the building. It was the consensus of the Commissioners that it is not necessary to have any type of screen.

Motion by Teal, second by Sherman to approve the site plan as submitted by JBS Contracting; motion carried.

Manager Yonker informed the Commissioners that he has received an inquiry by Joel McVeigh of 1015 South Saint Johns Street to allow his small group home to be repurposed as short-term rentals for ZFS construction workers. The home is currently listed for sale and being advertised as a potential bed and breakfast opportunity. Mr. McVeigh stated that under state law he cannot have AFC patients in his care at this location and also have renters. He plans to have the remaining six patients relocated by the end of May. He is currently working with ZFS on an agreement to host his large 9-bedroom group home as a rental opportunity. Manager Yonker stated that the best option would be to allow a temporary (minor) non-conforming use permit to accommodate the request under the City Zoning Code. Discussion was held on the positive potential of this option for providing temporary housing to individuals.

Motion by Sherman, second by Timmons to authorize a temporary special non-conforming use permit at 1015 South Saint Johns Street under the ownership of Joel McVeigh for a six-month period; with the option to extend the time frame pending further approval by the Planning Commission; motion carried.

Old Business

Manager Yonker noted that staff was still working on the amendment to text of C-1 Central Business District regarding residential units within Downtown. Discussion was held with the consensus to postpone this agenda item to the next meeting.

Transmittals

Manager Yonker highlighted the City Manager Activity Reports for April 13 & 27, 2018.

Public Comments

Chair Wilson asked for any additional public comments; none were given.

Motion by Timmons, second by Sherman to adjourn the meeting at 7:32 p.m.; motion carried.

Dale Sherman, Commission Secretary

Cathy Cameron, Recording Secretary