

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES

Tuesday, August 14, 2018

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 Dale Sherman, Richard Teal, Jerry Timmons and Mayor Alice Schafer

Absent: Chair John Wilson, Commissioners Alison Jerome and Doug Wright

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

Audience Present: Rob Endter, Bea Purvis, Rachael Purvis and Bob Garland

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

Public Comments

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

Public Hearing

Motion by Timmons, second by Sherman to open the public hearing for a variance and a special use permit to operate an in-home child care; motion carried. Manager Yonker opened the public hearing at 7:03 p.m.

Manager Yonker presented a variance and special use permit request submitted by Rachael Purvis to operate an in-home group child care facility at her house located at 210 South Main Street. These facilities are allowed to operate with a special use permit. The zoning code states that a group child care home shall not be located closer than 1,500 feet to another licensed group child care home, adult foster care, large group home, substance abuse facility, correction center or similar facility that houses an inmate population. Discussion was held on the need for more licensed child care homes with consideration on the location.

Motion by Schafer, second by Timmons to close the public hearing; motion carried. Manager Yonker closed the public hearing at 7:15 p.m.

Motion by Sherman, second by Teal to approve a Special Use Permit to operate an in-home group child care facility at 210 South Main Street and grant a variance for the location; motion carried.

Public Hearing

Motion by Timmons, second by Schafer to open the public hearing for a variance request to construct a new single-family residence; motion carried. Manager Yonker opened the public hearing at 7:18 p.m.

Manager Yonker presented a variance request submitted by Michael Sherwood to construct a new single-family residence on vacant property located at 303 East North Street. The proposed house plan is for an 880 ft.² house including loft space. The zoning code states a minimum of 1,200 ft.² is required. The lot size is below the minimum, but is grandfathered by ordinance. Setbacks for the front, rear and west side do not meet the minimum requirements, however the east side setback is acceptable. The proposed house plan with attached garage will exceed the maximum lot coverage by 0.5%.

Discussion was held on the need for more affordable, smaller houses for the aging population. The Commissioners were receptive of the idea of allowing tiny houses to be built on smaller vacant lots.

Motion by Schafer, second by Teal to close the public hearing; motion carried. Manager Yonker closed the public hearing at 7:30 p.m.

Motion by Teal, second by Timmons to approve three variances: 1) square footage of the living unit under the minimum required; 2) exceeding the maximum lot coverage; and 3) variances of 15' front, 7' rear and 7' side yard setbacks; motion carried.

Site Plan Review

Manager Yonker presented a site plan review for Burford Plumbing and Heating at 205 South Pine River, by owner Matt Vusich. The request is for an addition to the existing commercial building. The proposed addition is for a 770 ft.² attached room to be constructed on the rear (east side) of the building. This location would create a rear yard setback of only 10" from the east property line, which is permitted in a C-1 zone. Discussion of items for consideration was to have rain gutter and downspouts installed, have a fence on the south side for vehicle storage area, have the gravel parking area to the south be paved, and have the dumpster enclosed.

Motion by Sherman, second by Schafer; to approve the site plan as submitted with consideration for requiring rain gutters and downspouts to be installed on the addition; motion carried.

New Business

Manager Yonker summarized the MEDC Redevelopment Ready Communities Program. Discussion was held by the Commissioners. Manager Yonker stated that the Council has committed to this program by adoption of a resolution at its August 7, 2018 regular meeting.

Old Business

Manager Yonker presented a revised draft of the text amendments to the C-1 Central Business District zone that would clarify the conditions for residential units within the district, as well as setbacks and build-to lines and the acceptability of mixed used buildings in the core downtown. The Commissioners reviewed the revised draft.

Motion by Schafer, second by Teal to authorize the revised draft text amendments in the proposed ordinance be forwarded to the Council for approval; motion carried.

Transmittals

Manager Yonker highlighted the City Manager Activity Reports for July 13 and August 3, 2018.

Public Comments

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

Motion by Schafer, second by Timmons to adjourn the meeting at 8:24 p.m.; motion carried.

Dale Sherman, Commission Secretary

Cathy Cameron, Recording Secretary