

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES

Tuesday, July 14, 2026 @ 5:00pm

The regular meeting of the Ithaca Planning Commission was called to order by Mayor Baublitz at 5:00pm, followed by the Pledge of Allegiance to the American Flag.

Present: Commissioners George Bailey, Meghan Downham and Mayor Brett Baublitz

Absent: Commissioner Richard Teal

Staff Present: City Manager Jamey Conn and City Clerk Cathy Cameron

Audience Present: Allan Pruss, Monument Engineering Group Associates Inc., Randy Hanna, Yatooma Oil and Vick & Kamash Rathaur, Ikonar Enterprises Inc. (dba The Keg).

Approval of Minutes

Minutes from the Regular Meeting held June 9, 2026.

Moved by Bailey, second by Downham to approve the minutes of the regular meeting held June 9, 2026. Motion carried.

Public Comments

Mayor Baublitz asked for any public comments. There was none.

Unfinished Business

There was none.

New Business

Manager Conn presented a commercial site plan review for Yatooma Oil & Ikonar Enterprises Inc (dba The Keg). to be constructed at 1126 E. Center Street. The proposed construction is for a new fuel station. The existing building will be demolished to accommodate the proposed plan for four (4) fuel pumps and canopy. Mr. Hanna reviewed the site plan with the commissioners. There will be entrances off Center Street and Commerce Drive. The parking lot for the Keg will have angled parking from the entrance off Center Street as a one way going east. The plan includes storm water management with a detention pond planned on the south side of the property. Discussion was held.

Moved by Bailey, second by Downham to approve the following variances:

- Existing building (The Keg) needs a variance for side yard setback of 5.3 ft. (existing)
- Existing building (The Keg) needs a variance for front yard setback of 28 ft. (existing)
- Canopy to be aligned with existing building (The Keg) needs same 28 ft. variance
- Parking buffer variance needed to improve the flow of traffic

to the commercial site plan as submitted for Yatooma Oil & Ikonar Enterprises Inc (dba The Keg), to be constructed at 1126 E. Center Street, contingent upon the Drain Commissioners approval. Motion carried.

Public Comments

Mayor Baublitz asked for any public comments. There was none.

Moved by Bailey, second by Downham to adjourn the meeting at 5:15pm. Motion carried.

Approved 8/19/2026

Cathy Cameron, City Clerk