

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES

Tuesday, May 19, 2020
6:00 PM

The special meeting of the Ithaca Planning Commission was called to order by Vice Chair Teal at 6:00 p.m., followed by the Pledge of Allegiance to the American Flag.

Present: Commissioners Richard Teal, Alison Jerome, Jerry Timmons, Clare McCollum, Rob Endter and Mayor Alice Schafer

Absent: Dale Sherman

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

Audience Present: Joshua Schmidt

Motion by Schafer, second by Jerome to approve the minutes of the regular meeting held December 10, 2019; motion carried.

Public Comments

Joshua Schmidt (representative of Mint Investment Properties LLC) informed the commission that the building would be moved to the west one foot to accommodate the requirements for the drive thru.

Site Plan Review

City Manager Conn presented a site plan review submitted by Mint Investment Properties LLC for commercial development at 1008 E Center Street as an ice cream shop. The building will have a drive-up window with no ordering board on the east side and two walk up windows on the north side. The zoning code requires that drive through lanes have a minimum center line radius of 25 feet. (the site plan as proposed is 24 feet). Manager Conn stated that he has spoken with owner Sam Smith regarding this and Mr. Smith has agreed in adjusting the site plan to accommodate the extra foot needed on the east side of the property.

Chair Teal noted the site plan should be conditional based on approval of the county drain commissioner, outdoor lighting and signage.

Motion by Timmons, second by Endter to approve the site plan for Mint Investment Properties LLC, with the following conditions; obtain 25' radius for the drive through, approval of the county drain commissioner, outdoor lighting is observed under 13.04(a), and signage is approved by the Zoning Administrator prior to installation; motion carried.

Old Business

There was none.

Public Comments

Vice Chair Teal asked for any public comments; none were given.

Motion by Schafer, second by Timmons to adjourn the meeting at 6:12 p.m.; motion carried.

Alison Jerome, Commission Secretary

Cathy Cameron, Recording Secretary

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES

Tuesday, September 8, 2020 @ 7:00 PM

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

Present: Commissioners Richard Teal, Alison Jerome, Jerry Timmons and Mayor Alice Schafer

Absent: Commissioners Dale Sherman, Clare McCollum and Rob Ender

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

Audience Present: Tom Sparks and Chris Yonker

Motion by Timmons, second by Schafer to approve the minutes of the regular meeting held May 19, 2020; motion carried.

Public Comments

Chris Yonker addressed the Commissioners regarding the request to allow livestock at the property adjacent to his own. He had submitted a letter for their review prior to the meeting. He stated that the zoning code allows for domesticated animals and he does not consider livestock as such. Mr. Yonker stated that he is not in favor of allowing any livestock.

New Business

City Manager Conn informed the Commissioners that he has had communication with a potential buyer for property located at 800 N Jerome. (at the time of this meeting the potential buyers had decided to not purchase the property). This 30-acre parcel of land has 15 acres of farmed crops, horse stables, an additional accessory building and a house. The buyer is interested in having cows and has requested a special use permit to allow for that prior to purchasing the property. Manager Conn reported that the Zoning Code for R-1 Rural Residential requires a special use permit for Private and commercial horse stables, whereas for breeding, rearing and housing of horses, mules and similar domestic animals, the minimum lot size shall be 5.1 acres. Looking at several sites online the description of domesticated animals is identified by different classes; being pets (dogs, cats, etc.), livestock (cattle, sheep, pigs, goats, etc.) and beasts of burden (horses, camels, donkeys, etc.). Based on this definition, the city zoning would allow for cows under *similar domestic animals*. Tom Sparks stated that he was given a permit to build the horse stables and have animals on his property. He further stated that the neighbor directly to the south of him has had several different types of animals classified as farm animals over the years. That both their families have shared this experience with their children has part of FFA and having showmanship at the county fairs. Manager Conn shared that he did receive a call from that neighbor (Dave Freestone) who was in full support of allowing for farm animals.

Discussion was held with the consensus that under the zoning code statement of *horses, mules and similar domestic animals*, it is to be understood by definition that cows and other farm animals would be allowed with a special use permit.

Old Business

There was none.

Public Comments

Vice Chair Teal asked for any public comments; none were given.

Motion by Timmons, second by Jerome to adjourn the meeting at 7:25 p.m.; motion carried.

Alison Jerome, Commission Secretary

Cathy Cameron, Recording Secretary