

**City Planning Commission Minutes
January 25, 2016**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/File T-02-15-16</u> To amend the Zoning Code of the City of Rochester by making modifications to sections of the following regulations as related to digital advertising signs (billboards): Article XX, Requirements Applying to All Districts, Section 120-177M, Advertising signs; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-202, Nonconforming signs; Article XXVI, Definitions, Section 120-208, Definitions; an action requiring City Planning Commission recommendation to City Council.</p>	Citywide		<p align="center">Case postponed to allow for additional work/research on the amendments. Future Hearing date to be determined.</p>
<p><u>Case 2/M-03-15-16</u> To amend the Zoning Map by rezoning the properties at 700, 710, 712, 718, 722, 732-734, 740, 748, 756, 770 East Main Street and 140 North Union Street from Marketview Heights Urban Renewal District/ Center City District – Main Street to Marketview Heights Urban Renewal District/C-2 Community Center District, 138, 140.5, 142, 144, 146, 148 150-152, 154-156 North Union Street from Marketview Heights Urban Renewal District/R-2 Medium Density Residential District to Marketview Heights Urban Renewal District/C-2 Community Center District and 21 Kenilworth Terrace from R-2 Medium Density Residential District to Marketview Heights Urban Renewal District/C-2 Community Center District.</p>	700, 710, 712, 718, 722, 732-734, 740, 748, 756, 770 East Main Street, 138, 140, 140.5, 142, 144, 146, 148 150-152, 154-156 North Union Street, 21 Kenilworth Terrace	6-0-0	<p align="center">Recommend Approval</p>
<p><u>Case 3/E-022-15-16</u> To re-establish a bar/restaurant in the commercial space on the first floor of this mixed-use building located at 532 Upper Falls Boulevard and to develop an ancillary parking lot located at 528 Upper Falls Boulevard, 3 and 5 Henry Street to serve the proposed bar/restaurant.</p>	532 Upper Falls Boulevard, 528 Upper Falls Boulevard, 3 and 5 Henry Street	6-0-0	<p align="center">Approval on Condition</p>
<p><u>Case 4/E-029-15-16</u> To establish a nine space ancillary parking lot to serve the residential uses at 110, 114 and 116 Field Street.</p>	110 and 116 Field Street	6-0-0	<p align="center">Approval on Condition</p>
<p><u>Case 5/E-030-15-16</u> To establish a low-impact take-out restaurant with hours of operation 11:00AM to 9:00PM, daily.</p>	1 Alonzo Street	6-0-0	<p align="center">Approval</p>
<p><u>Case 6/E-031-15-16</u> To establish an Alternative Sign Program for 'Chickenhead,' a low-impact, take-out restaurant.</p>	1489 North Street	<p align="center">Adjourned until February 22, 2016</p>	
<p><u>Case 7/E-032-15-16</u> To establish a high-impact retail store with hours of operation 9:00AM to 7:00PM, daily.</p>	1505 Lake Avenue	6-0-0	<p align="center">Deny</p>
<p><u>Case 8/E-033-15-16</u> To install 'micro cell' wireless telecommunications facilities on the rooftops of existing buildings.</p>	139 Westminster Road, 118 Berkeley Street, 676 South Avenue	<p align="center">Adjourned</p>	
		6-0-0	<p align="center">Approve</p>
		6-0-0	<p align="center">Approve</p>

Planning Commission Members Present: Watson, Rebholz, Marlin, Mayer, Bruce, Hogan

Conditions:

Case 3/E-022-15-16

Approval on condition that the 3' aluminum architectural decorative fence shall be installed along the north property line for a distance of 20' from the northeast corner. The 6' wood fence shall then be installed along the remaining length of the north property line.

Case 4/E-029-15-16

Approval on condition that;

- 1) The applicant shall comply with the recommendations from the Site Plan Review Committee, except that the applicant shall choose the material for the fence along the south property line.
- 2) Easements between 114 Field Street and each of the adjacent parcels at 110 and 116 Field Street shall be completed and filed with the County Clerk to ensure ancillary parking and access to it is maintained in the future should any of the three sites be sold to a new owner.

DISTRIBUTION:	Mayor's Office D. Algarin V. Wehbring Permit Office	NBD Commissioner's Office J. Artuso G. Kirkmire	NSC Administrators A. Guzzetta Zoning Staff
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