

**City Planning Commission Minutes
April 18, 2016**

*Please note Case 3, and Cases 5-11 were deliberated April 20, 2016.

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/File OMA-03-15-16</u> To amend the Official Map of the City of Rochester by acquiring by permanent easement and dedicating as additional right-of-way for street improvement purposes, 360 Webster Avenue and 500-530 Webster Avenue.</p>	360 Webster Avenue and 500-530 Webster Avenue	6-0-0	Recommend Approval
<p><u>Case 2/SP-004-15-16</u> To review the decision of the Director of Planning and Zoning on a Site Plan Review application regarding redevelopment of the existing service station which includes: demolishing the existing 960 square foot, 24-hour, high-impact retail store at 1219 University Avenue; establishing a 6,000 square foot, 24-hour, high-impact retail store in a portion of the existing adjacent building at 340-360 Culver Road; retaining the rights to the 24-hour vehicle service station including fuel sales and carwash; and adding a second carwash bay at 1219 University Avenue.</p>	1219 University Avenue and 340-360 Culver Road	6-0-0	Upheld Director's Decision on Condition
<p><u>Case 3/M-05-15-16</u> To amend the Zoning Map by rezoning the properties at 1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, from R-1 Low Density Residential District to R-3 High Density Residential District and 1143 Joseph Avenue from C-1 Neighborhood Center District to R-3 High Density Residential District.</p>	1065, 1069-1089, 1074, 1080, 1088, 1092-1096, 1104, 1108, 1111, 1119, 1126-1128, 1127, 1143 Joseph Avenue	0-6-0	Recommend Denial
<p><u>Case 4/PD #16</u> To amend the Zoning Map and Zoning Text of Planned Development District #16 by incorporating 600 East Avenue into the District, amending the current development concept plan, and amending the PD#16 District Regulations in the Zoning Code.</p>	546, 566, 586, 600 East Avenue and 7 Strathallan Park	6-0-0	Recommend Approval on Condition
<p><u>Case 5/E-038-15-16</u> To establish live entertainment in the tasting room between the hours of 6:00PM and 12:00AM, daily, and to consider a shared parking agreement with 10 Norwood Street to address the parking deficit created by the proposed live entertainment.</p>	186 Atlantic Avenue	6-0-0	Temporary Approval until April 30, 2018 On Condition
<p><u>Case 6/E-043-15-16</u> To establish a 6,743 square foot sit-down restaurant, and to consider a shared parking agreement with 186 Atlantic Avenue.</p>	10 Norwood Street	6-0-0	Approved on Condition
<p><u>Case 7/E-044-15-16</u> To increase the hours of the previously approved live entertainment to 5:00PM to 12:00AM, daily.</p>	4705 Lake Avenue	6-0-0	Approved
<p><u>Case 8/E-045-15-16</u> To establish an Alternative Sign Program, and to consider an Alternative Parking Plan for the ten parking spaces required for the conversion of this existing take-out restaurant to a sit-down restaurant.</p>	503 Monroe Avenue	0-6-0	Denied

<p><u>Case 9/E-046-15-16</u> To establish a low-impact take-out coffee shop with six convenience seats at 437 Parsells Avenue, and to legalize a community center at 441 Parsells Avenue.</p>	<p>437-441 Parsells Avenue</p>	<p>5-0-0*</p>	<p>Approved</p>
<p><u>Case 10/E-047-15-16</u> To legalize 12 apartments in this former school building that were previously used for the visiting ministries of the bible college.</p>	<p>208 North Goodman Street</p>	<p>6-0-0</p>	<p>Approved</p>
<p><u>Case 11/E-048-15-16</u> To establish an Alternative Sign Program for the Port Terminal Building.</p>	<p>1000 North River Street</p>	<p>6-0-0</p>	<p>Approved</p>

Planning Commission Members Present: Watson, Rebholz, Marlin, Mayer, Bruce, Hogan
***Commissioner Rebholz recused himself**

Case 2/SP-004-15-16

Upheld the Site Plan Review Approval on condition that the door from Malcho's high-impact retail store which opens into the hallway is a solid door and set up as an emergency exit only. Please note, this is the interior door from Malcho's with access to the existing door on Culver Road.

Case 4/PD #16

Recommend approval on condition that the proposed changes by Bureau of Planning and Zoning Staff are included, along with the addition of the requirement that the buildings in subareas 2, 3, and 4 not exceed 72 feet in height.

Case 5/E-038-15-16

Temporary Approval until April 30, 2018 on condition that:

- Live entertainment shall only be permitted on Thursday from 7:00PM to 10:00PM, and on Friday and Saturday from 7:00PM to 11:00PM (set up may occur one hour before, and take down may occur one hour after these timeframes).
- A shared parking agreement for 36 parking spaces be submitted to the Bureau of Planning and Zoning staff.

Case 6/E-043-15-16

Approved on condition that the outdoor deck shall not be open to patrons of the restaurant after 12:00AM, Sunday through Thursday, and after 2:00AM on Friday and Saturday.

DISTRIBUTION:

Mayor's Office
 D. Algarin
 V. Wehbring
 Permit Office

NBD Commissioner's Office
 J. Artuso
 G. Kirkmire

NSC Administrators
 A. Guzzetta
 Zoning Staff