

**City Planning Commission Minutes
May 16, 2016**

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/File M-06-15-16</u> To amend the Zoning Map by rezoning the property at 127 Flower Street from R-1 Low Density Residential District to C-2 Community Center District to combine with the existing church property located at 937 North Clinton Avenue (AKA 939 North Clinton Avenue).</p>	127 Flower Street	6-0-0	Recommend Approval
<p><u>Case 2/E-049-15-16</u> To establish live entertainment in the existing bar/restaurant and to consider an Alternative Parking Plan to address the 17 space parking deficit created by the addition of live entertainment.</p>	676-680 South Avenue	6-0-0	Approved
<p><u>Case 3/E-050-15-16</u> To re-establish a vehicle repair operation with hours of operation between 9:00AM and 6:00PM, Monday through Saturday.</p>	176 Child Street	6-0-0	Approved on Condition
<p><u>Case 4/E-051-15-16</u> To add secondhand jewelry to an existing jewelry store, thereby creating a high-impact retail operation.</p>	695 South Clinton Avenue	6-0-0	Two Year Temporary Approval until May 31, 2018
<p><u>Case 5/E-052-15-16</u> To establish a residential care facility for a maximum of seven young women.</p>	27 Reed Park	6-0-0	Approved
<p><u>Case 6/E-053-15-16</u> To establish an accessory outdoor seating/assembly area for the existing bar/restaurant with the outdoor area operating until 2:00AM, daily.</p>	18 Bennington Drive	6-0-0	Approved on Condition
<p><u>Case 7/E-054-15-16</u> To install a ballasted, ground-mounted solar array on a decommissioned landfill.</p>	1655 Lexington Avenue	6-0-0	Approved
<p><u>Case 8/E-055-15-16</u> To establish a private motorcycle club and to consider an Alternative Parking Plan for the 34 parking spaces required to establish the private club.</p>	629 Oak Street	6-0-0	Approved
<p><u>Case 9/E-056-15-16</u> To expand the previously approved homeless shelter in a former manufacturing building.</p>	285 Ormond Street	6-0-0	Approved
<p><u>Case 10/E-057-15-16</u> To develop a 49 space ancillary parking lot to serve the proposed residential apartment building located at 1176-1188 Mt. Hope Avenue.</p>	16,24 Gold Street and 17 Langslow Street	0-6-0	Denied

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

Conditions

Case 3/E-050-15-16

The applicant shall:

- 1) Install a pipe bumper rail (between curb cut entrances) on the lot line to separate the parking area from the sidewalk to reduce the potential for vehicular and pedestrian conflicts.
- 2) Restore the storefront windows by removing the T-111 wood paneling and installing glass that is transparent.
- 3) There shall be no outdoor storage.

Case 4/E-053-15-16

The outdoor seating/assembly area shall only be utilized until 1:00AM, daily.

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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