

**City Planning Commission Minutes
July 11, 2016**

*Deliberations held on July 13, 2016

CASE # / FILE #	ADDRESS	RECORD OF VOTE	DECISION
<p><u>Case 1/T-02-15-16</u> To amend the Zoning Code of the City of Rochester related to digital advertising signs (billboards) by making modifications to the following regulations: 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.</p>	Citywide	Held by City Planning Commission until August 8, 2016 Hearing	
<p><u>Case 2/T-01-16-17</u> To amend the Zoning Code of the City of Rochester related to retail uses, including the elimination of the high-impact retail sales and service use category in order to comply with preempting State laws and the elimination of the full-line food store and specialty store use categories, by deleting or modifying the following regulations: Article XVIII, Additional Requirements for Specified Uses, Section 120-146.1, Retail sales and service and pawnbrokers; Article XXIV, Nonconforming Uses, Structures, Lots and Signs, Section 120-199, Nonconforming use; Article XIX, City-Wide Design Guidelines and Standards, Section 120-158 City-wide design guidelines; District-specific permitted, special permit, limited and prohibited use rules contained in Articles III (R-1), IV (R-2), V (R-3), VI (C-1), VII (C-2), VIII (C-3), IX (CCD), X (V-C), XI (M-1), XVI (U-R), and the Appendices for Planned Development District Nos. 9 Canalside Business Center, 15 Culver Road Armory, and 16 Century-Strathallan; and Article XXVI, Definitions, Section 120-208, Definitions.</p>	Citywide	5-0-0	Recommend Approval on Condition
<p><u>Case 3/M-01-16-17</u> To amend the Zoning Map by rezoning the properties at 360, 370, 377, 388, 396, 430, 423, and 433 Mt. Read Boulevard, 18 Riddle Street, and 19 Garland Avenue from R-1 Low Density Residential District to C-3 Regional Destination Center District.</p>	360, 370, 377, 388, 396, 430, 423, and 433 Mt. Read Boulevard, 18 Riddle Street, and 19 Garland Avenue	Withdrawn by Applicant	
<p><u>Case 4/E-060-15-16</u> To install a wireless telecommunications facility on the rooftop of this existing building that will extend greater than 20' above the roofline.</p>	228 South Avenue	Withdrawn by Staff Revised drawings meet Zoning Code Requirements	
<p><u>*Case 5/ E-061-15-16</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this residential building that is less than four stories.</p>	853-855 Meigs Street	4-0-1**	Approved
<p><u>Case 6/E-001-16-17</u> To develop a nine space ancillary parking lot at 16 and 24 Gold Street; to legalize a 27 space ancillary parking lot at 17 Langslow Street; and to consider an Alternative Parking Plan for six parking spaces for the proposed residential apartment building located at 1176-1188 Mount Hope Avenue.</p>	16, 24 Gold Street and 17 Langslow Street	0-5-0	Denied

<p><u>Case 7/E-002-16-17</u> To establish an 18 space ancillary parking lot in conjunction with the redevelopment of an existing parking lot that will serve the proposed 13,000+/- square foot grocery store (Abundance Cooperative Market) that will reoccupy an existing commercial building.</p>	<p>553-557 and 561-565 South Avenue</p>	<p>4-0-0***</p>	<p>Approved on Condition</p>
<p><u>*Case 8/E-003-16-17</u> To establish a community center in this vacant building to provide educational, recreational, athletic programs and social events for area residents.</p>	<p>1096 Joseph Avenue</p>	<p>5-0-0</p>	<p>Approved</p>
<p><u>*Case 9/E-004-16-17</u> To install a 'micro cell' wireless telecommunications facility on the rooftop of this building that is less than four stories.</p>	<p>552 Meigs Street</p>	<p>5-0-0</p>	<p>Approved on Condition</p>

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

CONDITIONS:

Case 2/T-01-16-17

The City Planning Commission recommended approval on condition that secondhand dealers be removed from the list of prohibited uses in the Center City District.

Case 7/E-002-16-17

Approved on condition that;

- 1) 553-557 South Avenue not be developed as parking and remains as green space.
- 2) The applicant work with Site Plan Review staff to relocate the dumpster so that it is not in proximity to the nearby residential uses.

Case 9/E-004-16-17

Approved on condition that the fence surrounding the ground equipment be 6' board on board.

DISTRIBUTION:

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 Permit Office

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