

City Planning Commission  
Decision Grid  
January 11, 2021

Case # / File #	Address	Record of Vote	Decision
<p><b><u>Case 1/ M-04-20-21</u></b> To amend the Zoning Map by rezoning the properties located at 84 and 86 South Union Street from R-3 High Density Residential to Center City - Base District to facilitate the adaptive reuse of a multifamily dwelling into a hotel; an action requiring City Planning Commission recommendation to the Rochester City Council.</p>	84 and 86 South Union Street	7-0-0	Recommend Approval
<p><b><u>Case 2/ E-11-20-21</u></b> To establish a public recreation center (After School in the Park) in a fully enclosed building (Tay House); an action requiring City Planning Commission approval.</p>	105 Hillside Avenue	Held by Staff	
<p><b><u>Case 3/ E-12-20-21</u></b> To establish a 2,261 square foot restaurant in portion of the first and second floors of this building; an action requiring City Planning Commission approval.</p>	121-125 Park Avenue	Held by Staff	
<p><b><u>Case 4/ E-13-20-21</u></b> To establish a restaurant in the carriage house located in the rear of the property; to establish outdoor seating for the proposed restaurant; and to legalize the off-street parking lot at the property; an action requiring City Planning Commission approval.</p>	235 Alexander Street	Held by Staff	
<p><b><u>Case 5/ E-14-20-21</u></b> To establish a 16 space ancillary parking lot to serve the day care center 'Caring and Sharing Child Care Center' located at 86-90 Webster Avenue; an action requiring City Planning Commission approval.</p>	143-147 Webster Avenue	Held by Staff	
<p><b><u>Case 5/ E-15-20-21</u></b> To establish a residential care facility (Catholic Family Center) at the proposed newly constructed building on the parcel; an action requiring City Planning Commission approval.</p>	385 East Ridge Road	Held by Staff	

**City Planning Commission Members**

**Present:** Watson, Marlin, Carroll, Flower, Harding, Pichardo, Williams

City Planning Commission  
Decision Grid  
February 8, 2021

Case # / File #	Address	Record of Vote	Decision
<p><b><u>Case 1/ E-11-20-21</u></b> To establish a public recreation center (After School in the Park) for temporary use at the existing fully enclosed building (Tay House); an action requiring City Planning Commission approval.</p>	<p style="text-align: center;">105 Hillside Avenue</p>	<p style="text-align: center;">Held by the Commission at the Request of the Applicant</p>	
<p><b><u>Case 2/ E-13-20-21</u></b> To establish a restaurant in the carriage house located in the rear of the property; to establish outdoor seating for the proposed restaurant; and to legalize the off-street parking lot at the property; actions requiring City Planning Commission approval.</p>	<p style="text-align: center;">235 Alexander Street</p>	<p style="text-align: center;">Held by the Commission Pending the Submission of Additional Information</p>	
<p><b><u>Case 3/ E-14-20-21</u></b> To establish a 16 space ancillary parking lot to serve the day care center 'Caring and Sharing Child Care Center' located at 86-90 Webster Avenue; an action requiring City Planning Commission approval.</p>	<p style="text-align: center;">143-147 Webster Avenue</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved</p>
<p><b><u>Case 4/ E-15-20-21</u></b> To establish a residential care facility (Catholic Family Center) at the proposed newly constructed building on the parcel; an action requiring City Planning Commission approval.</p>	<p style="text-align: center;">385 East Ridge Road</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved</p>
<p><b><u>Case 5/ E-16-20-21</u></b> To establish a residential care facility (New York Adult and Teen Challenge) and to consider a Parking Demand Analysis; actions requiring City Planning Commission approval.</p>	<p style="text-align: center;">160 Northaven Terrace</p>	<p style="text-align: center;">7-0-0</p>	<p style="text-align: center;">Approved</p>

**City Planning Commission Members**

**Present:** Watson, Marlin, Carroll, Flower, Harding, Pichardo, Williams

City Planning Commission  
Decision Grid  
March 8, 2021

Case # / File #	Address	Record of Vote	Decision
<p><b><u>Case 1/ S-02-20-21</u></b> To subdivide one parcel into four parcels to facilitate the establishment of a Long Term Acute Care Specialty Hospital, where two parcels will not have frontage or driveways on an existing, improved public street; an action requiring City Planning Commission approval.</p>	89 Genesee Street	6-0-0	Approved
<p><b><u>Case 2/ S-03-20-21</u></b> To subdivide 200 Clifford Avenue into two parcels, to subdivide 55 Roth Street into two parcels, and to subsequently resubdivide the two new parcels into one (Lot 3) to facilitate the Pueblo Nuevo Phase II Project, where Lot 3 will not have a legal driveway on an existing, improved public street; an action requiring City Planning Commission approval.</p>	200 Clifford Avenue and 55 Roth Street	Removed by Staff	
<p><b><u>Case 3/ E-17-20-21</u></b> To establish outdoor storage of flatbed trailers in connection with the industrial operation conducted on the premises (Ramar Steel); an action requiring City Planning Commission approval.</p>	448 and 464 Portland Avenue	6-0-0	Approved

**City Planning Commission Members**

**Present:** Watson, Marlin, Carroll, Harding, Pichardo, Williams

**Absent:** Flower

City Planning Commission  
Decision Grid  
April 12, 2021

Case # / File #	Address	Record of Vote	Decision
<p><b><u>Case 1/ OMA-02-20-21</u></b> To amend the Official Map by removing a highway reservation to facilitate future development; an action requiring City Planning Commission recommendation to City Council.</p>	37-59 Delevan Street	5-0-0 <sup>[1]</sup>	Recommended Approval
<p><b><u>Case 2/ M-05-20-21</u></b> To amend the Zoning Map by rezoning 767 properties in the Beechwood neighborhood from R-1 Low Density Residential District to R-2 Medium Density Residential District; an action requiring City Planning Commission recommendation to City Council.</p>	767 Properties located in the Beechwood Neighborhood	6-0-0 <sup>[2]</sup>	Recommended Approval
<p><b><u>Case 3/ S-03-20-21</u></b> To subdivide 200 Clifford Avenue into two parcels to facilitate the Pueblo Nuevo Phase II Project, where one of the newly subdivided parcels will not have frontage or a driveway on an existing, improved public street; an action requiring City Planning Commission approval.</p>	200 Clifford Avenue	5-0-0 <sup>[3]</sup>	Approved
<p><b><u>Case 4/ E-18-20-21</u></b> To establish a warehouse for personal use, a nonconforming use in an existing building, not designed for a permitted use in the R-1 Low Density Residential District, with hours of operation limited to 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.</p>	20 Rohr Street	5-0-0 <sup>[4]</sup>	Approved
<p><b><u>Case 5/ E-19-20-21</u></b> To establish a nine space ancillary parking lot to serve the bar and restaurant with proposed limited entertainment (Passchies Bar and Grill) located at 673 Glide Street; an action requiring City Planning Commission approval.</p>	685 Glide Street	Held at the request of the applicant	
<p><b><u>Case 6/ E-20-20-21</u></b> To consider a Parking Demand Analysis for 19 spaces which is in excess of 110% of the parking requirement to serve a proposed bank with drive-through; an action requiring City Planning Commission approval.</p>	250 Lake Avenue	5-0-0 <sup>[5]</sup>	Approved
<p><b><u>Case 7/ E-21-20-21</u></b> To consider an Alternative Parking Plan for 11 spaces to serve the proposed public and semipublic use (Groove Juice Swing) with public entertainment; an action requiring City Planning Commission approval.</p>	293-295 Gregory Street	5-0-0 <sup>[6]</sup>	Approved
<p><b><u>Case 8/ E-22-20-21</u></b> To establish retail sales and service in a single-story building originally designed for industrial purposes; an action requiring City Planning Commission approval.</p>	420 Hudson Avenue	5-0-0 <sup>[7]</sup>	Approved

<b>Case 9/ E-23-20-21</b> To expand a previously approved charter school (Rochester Prep) from 315 students to 420; an action requiring City Planning Commission approval.	432 Chili Avenue	Held at the request of the applicant
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### City Planning Commission Members

**Commissioners Present:** Flower, Harding, Marlin, Mauser (alternate), Pichardo, Rebholz (alternate), and Watson

**Commissioners Absent:** Carroll and Williams

Vote record:

- [1] Flower, Harding, Marlin, Pichardo, Watson
- [2] Flower, Harding, Mauser, Pichardo, Rebholz, and Watson **\*Marlin recusal**
- [3] Flower, Harding, Pichardo, Rebholz, and Watson **\*Marlin recusal**
- [4] Flower, Harding, Marlin, Pichardo, and Watson
- [5] Flower, Marling, Pichardo, Rebholz, and Watson **\*Harding recusal**
- [6] Flower, Harding, Marlin, Pichardo, and Watson
- [7] Flower, Harding, Marlin, Pichardo, and Watson

City Planning Commission  
Decision Grid  
May 10, 2021

Case # / File #	Address	Record of Vote	Decision
<b><u>Case 1/Urban Renewal Plan Amendment</u></b> To amend the Marketview Heights Urban Renewal Plan; an action requiring City Planning Commission recommendation to City Council.	119, 126, 134, 138, 143, 144, 147, 151, 170, 173, 176, 179, 183, 184, 187, 191, 195, 199 Lewis Street and 251 North Union Street	Held at the request of the applicant	
<b><u>Case 2/E-13-20-21</u></b> To establish a restaurant in the carriage house located in the rear of the property; to establish outdoor seating for the proposed restaurant; and to legalize the off-street parking lot at the property; actions requiring City Planning Commission approval.	235 Alexander Street	6-0-0*	Approved
<b><u>Case 3/E-19-20-21</u></b> To establish a nine space ancillary parking lot to serve the mixed-use building located at 673 Glide Street; an action requiring City Planning Commission approval.	685 Glide Street	7-0-0	Approved on Condition
<b><u>Case 4/E-23-20-21</u></b> To expand a previously approved charter school (Rochester Prep) from 315 students to 420; an action requiring City Planning Commission approval.	432 Chili Avenue	Held at the request of the applicant	
<b><u>Case 5/E-24-20-21</u></b> To establish a public utility (an electrical substation for RG&E); an action requiring City Planning Commission approval.	101 Wyand Crescent and 1050 Garson Avenue	Held by the Commission	
<b><u>Case 6/E-25-20-21</u></b> To consider a Parking Demand Analysis for seven spaces which is in excess of 110% of the parking requirement for a proposed medical office, drive-through restaurant, and office/retail building being created as part of a mixed-use development project; an action requiring City Planning Commission approval.	235 North Winton Road	7-0-0	Approved
<b><u>Case 7/E-26-20-21</u></b> To consider an Alternative Parking Plan for 33 spaces to serve the public entertainment use at the bar/restaurant (Passchies Bar and Grill); an action requiring City Planning Commission approval.	673 Glide Street	7-0-0	Temporarily Approved until February 28, 2023 on Condition

**City Planning Commission Members**

**Present:** Flower, Harding, Marlin, Mauser (alternate), Pichardo, Watson, and Williams

\*Commissioner Mauser recused.

Conditions on the following page...

## Conditions

### **Case 3/E-19-20-21**

- 1) Bicycle parking shall be provided for a minimum of two bicycles and located at the principal use site (673 Glide Street); and
- 2) Signs shall be posted at the two parking stalls adjacent to the dumpster/refuse collection area indicating that parking is prohibited at these two locations during pick-up times so as to provide clear and convenient access to refuse collection vehicles.

### **Case 7/E-26-20-21**

The applicant shall submit a shared parking agreement for approval by the Manager of Zoning. The agreement shall be by and between the owner of record of the parking area and the applicant. The agreement shall specify that the shared spaces are not leased for a use that operates during the same time frame and would create a conflict. The agreement shall specify the time frame, number, and location of spaces to be shared.

City Planning Commission  
Decision Grid  
June 14, 2021

<b>Case # / File #</b>	<b>Address</b>	<b>Record of Vote</b>	<b>Decision</b>
<b><u>Case 1/E-23-20-21</u></b> To expand a previously approved charter school (Rochester Prep) from 315 students to 420; an action requiring City Planning Commission approval.	432 Chili Avenue	7-0-0	Approved
<b><u>Case 2/E-24-20-21</u></b> To establish a public utility (an electric substation for RG&E); an action requiring City Planning Commission approval.	101 Wyand Crescent and 1050 Garson Avenue	7-0-0	Approved
<b><u>Case 3/E-27-20-21</u></b> To establish a five (5) space ancillary parking lot to serve the mixed-use building located at 423 Jefferson Avenue; an action requiring City Planning Commission approval.	177 Dr Samuel McCree Way	7-0-0	Approved on Condition
<b><u>Case 4/E-28-20-21</u></b> To establish an outdoor market, a public and semipublic use, on the grounds of this Place of Worship from 3:00 p.m. to 8:00 p.m. on Mondays from June 21, 2021 to September 27, 2021; an action requiring City Planning Commission approval.	1080 East Avenue	7-0-0	Approved
<b><u>Case 5/E-29-20-21</u></b> To reestablish retail sales and service, a nonconforming use in a vacant space of a nonconforming building operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.	1438-1440 Clifford Avenue	7-0-0	Approved
<b><u>Case 6/E-30-20-21</u></b> To modify the previously approved Special Permit (E-03-18-19) for the establishment of retail sales and service for a bakery and deli operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.	419-427 Thurston Road	7-0-0	Denied
<b><u>Case 7/E-31-20-21</u></b> To consider an alternative parking plan for 206 spaces to serve the proposed bar/restaurant with outdoor seating, proposed public entertainment, and proposed amusement center and to establish an amusement center in conjunction with the proposed uses; actions requiring City Planning Commission approval.	775 Culver Road	6-0-0*	Approved on Condition
<b><u>Case 8/E-32-20-21</u></b> To establish an outdoor market, a public and semipublic use, on the parking lot at the subject properties from 10:00 a.m. to 3:00 p.m. on three Sundays from July 11, 2021 to July 25, 2021; an action requiring City Planning Commission approval.	57-59, 71, 77, 81, and 87 Anderson Avenue	6-1-0	Approved

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## City Planning Commission Members

**Present:** Flower, Marlin, Mauser (alternate), Pichardo, Rebholz (alternate), Watson, and Williams

**Absent:** Harding

\*Commissioner Rebholz recused themselves

## Conditions

### Case 3/E-27-20-21

- 1) To produce an existing easement, or draft one for recording after review by the City's Law Department that guarantees the subject ancillary parking property access and use of a curb cut and driveway shared with the adjoining property at 179 Dr Samuel Mc Cree Way.
- 2) To continue the five foot concrete sidewalk 18 feet to the south in order to provide a designated storage area for refuse totes.

### Case 7/E-31-20-21

- 1) Provide proof of the availability of at least 123 off-street parking spaces dedicated for the shared use of applicant's patrons and employees at two properties: 1607-1609 East Main St and 1653-55 East Main St.
- 2) Provide a shared parking agreement for each of the two shared parking properties that is acceptable to the Manager of Zoning and compliant with the shared parking requirements in Zoning Code §120-173E(3), including but not limited to: being signed by the owner of record or by someone certified to be authorized to sign on the owner's behalf, a site plan depicting the parking spaces to be shared, a statement of the number of spaces to be shared and the daily time frame during which the spaces may be shared, and a statement that the agreement may be terminated only if the applicant's off-street parking requirement is satisfied by other means.

City Planning Commission  
Decision Grid  
July 12, 2021

<b>Case # / File #</b>	<b>Address</b>	<b>Record of Vote</b>	<b>Decision</b>
<b><u>Case 1/E-001-21-22</u></b> To establish outdoor storage of 50 to 60 empty refuse containers ranging in size from 10 to 40 cubic yards with a maximum height of 8 feet; an action requiring City Planning Commission approval.	25 Cairn Street	6-0-0	Approved on Condition

**City Planning Commission Members**

**Present:** Flower, Harding, Marlin, Pichardo, Watson, and Williams

**Conditions**

**Case 1/E-001-21-22**

- 1) The refuse containers shall remain unstacked.
- 2) The refuse containers shall remain empty.
- 3) The berm shall be retained.

City Planning Commission  
Decision Grid  
August 9, 2021

Case # / File #	Address	Record of Vote	Decision
<p><b><u>Case 1/M-001-21-22</u></b> To amend the Zoning Map by rezoning the property at 632-634 North Street from R-1 Low Density Residential District to C-1 Neighborhood Center; an action requiring City Planning Commission recommendation to City Council.</p>	632-634 North Street	0-5-0	Recommended Denial
<p><b><u>Case 2/E-002-21-22</u></b> To reestablish retail sales and service, a nonconforming use in a vacant space of a nonconforming building operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.</p>	1452-1460 Clifford Avenue	Held by Staff	
<p><b><u>Case 3/E-003-21-22</u></b> To establish an alternative sign program for the Memorial Art Gallery, a museum; an action requiring City Planning Commission approval.</p>	500 University Avenue	5-0-0	Approved
<p><b><u>Case 4/E-004-21-22</u></b> To establish an outdoor market, a public and semipublic use, on the parking lot at the subject property from 10:00 a.m. to 3:00 p.m. on Sundays from August 15, 2021 to October 31, 2021; an action requiring City Planning Commission approval.</p>	400 North Goodman Street	Application withdrawn	

**City Planning Commission Members**

**Present:** Harding, Marlin, Pichardo, Rebholz (alternate) and Watson

**Absent:** Flower and Williams

City Planning Commission  
Decision Grid  
September 13, 2021

Case # / File #	Address	Record of Vote	Decision
<p><b><u>Case 1/M-002-21-22</u></b> To amend the Zoning Map by rezoning the property at 130 Pinnacle Road from O-S Open Space District to R-1 Low Density Residential District to facilitate the land sale and lot combination with the adjacent privately-owned property at 138 Pinnacle Road; an action requiring City Planning Commission (CPC) recommendation to City Council.</p>	130 Pinnacle Road	Application Withdrawn	
<p><b><u>Case 2/M-003-21-22</u></b> To amend the Zoning Map by rezoning the properties at 35 Shelbourne Road and 20 Elmerston Road from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the lot combination of the subject properties with 1737 Mt. Hope Avenue, the demolition of a single family dwelling and a commercial building, and the redevelopment of the site for the new construction of a one story, 2,000 square foot, two-lane drive-through restaurant with associated parking lot; an action requiring CPC recommendation to City Council.</p>	35 Shelbourne Road and 20 Elmerston Road	6-0-1	Hearing adjourned to a future date at request of applicant
<p><b><u>Case 3/E-005-21-22</u></b> To establish a community garden with a greenhouse, a public and semipublic use on vacant land at 59 Wooden Street; an action requiring CPC approval.</p>	59 Wooden Street	7-0-0	Approved
<p><b><u>Case 4/E-006-21-22</u></b> To consider an alternative parking plan for 13 spaces to serve a proposed bar/restaurant at 247 North Goodman Street; an action requiring CPC approval.</p>	247 North Goodman Street	7-0-0	Approved on Condition

**City Planning Commission Members**

**Present:** Flower, Harding, Marlin, Pichardo, Rebholz (alternate), Watson and Williams

**Condition**

**Case 4/E-006-21-22**

Submit a shared parking agreement for three (3) off-street parking spaces in accordance with Section 120-173E(3)(a) as follows:

1. Be by and between the owners of record of the parking area and of 247 North Goodman Street;
2. Be submitted to the Manager of Zoning prior to issuance of a certificate of zoning compliance;
3. Be revocable by the parties to the agreement only if the off-street parking requirement is satisfied by other means;
4. Specify that the shared spaces are not leased or dedicated for a use that operates during the same time frame and would create a conflict;
5. Specify the time frame, number and location of spaces to be shared; and
6. Include a site plan that indicates the spaces to be shared, the owners of the uses seeking a parking alternative, specifies the number of parking spaces, and time frames for use of the spaces.

City Planning Commission  
Decision Grid  
October 18, 2021

Case # / File #	Address	Record of Vote	Decision
<p><b><u>Case 1/M-003-21-22</u></b> To amend the Zoning Map by rezoning the properties at 35 Shelbourne Road and 20 Elmerston Road from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the lot combination of the subject properties with 1737 Mt. Hope Avenue, the demolition of a single family dwelling and a commercial building, and the redevelopment of the site for the new construction of a one story, 2,000 square foot, two-lane drive-through restaurant with associated parking lot; an action requiring City Planning Commission recommendation to City Council.</p>	<p>35 Shelbourne Road and 20 Elmerston Road</p>	<p>6-0-0</p>	<p>Recommended Approval</p>
<p><b><u>Case 2/M-004-21-22</u></b> To amend the Zoning Map by rezoning the vacant property at 36 Council Street from R-1 Low-Density Residential District to M-1 Industrial District to facilitate a forthcoming proposal for outdoor storage to serve Ramar Steel, a steel fabrication business; an action requiring City Planning Commission recommendation to City Council</p>	<p>36 Council Street</p>	<p>6-0-0</p>	<p>Recommended Approval</p>
<p><b><u>Case 3/E-007-21-22</u></b> To establish a beauty salon, a nonconforming use in a vacant space of a nonconforming building operating from 6:00 a.m. to 9:00 p.m.; an action requiring City Planning Commission approval.</p>	<p>385-389 Webster Avenue</p>	<p>6-0-0</p>	<p>Approved</p>
<p><b><u>Case 4/E-008-21-22</u></b> To establish a daycare center; an action requiring City Planning Commission approval</p>	<p>240 East Ridge Road</p>	<p>6-0-0</p>	<p>Approved</p>

**City Planning Commission Members**

**Present:** Flower, Harding, Marlin, Mauser (alternate), Pichardo, Watson

**Absent:** Williams

City Planning Commission  
Decision Grid  
November 15, 2021

Case # / File #	Address	Summary
<p><b><u>Case 1/M-005-21-22</u></b> To amend the zoning map by rezoning the properties at 222 and 226 Merchants Rd from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the expansion of the existing vehicle repair station which includes the lot combination of the subject properties with 218 Merchants Rd, a 2,400 square foot building addition, and the creation of a 17-space parking lot; an action requiring City Planning Commission recommendation to City Council.</p>	<p style="text-align: center;">222 and 226 Merchants Road</p>	<p style="text-align: center;">Hearing postponed due to technical issues.</p>
<p><b><u>Case 2/M-006-21-22</u></b> To amend the zoning map by rezoning the property at 350 Benton St from R-1 Low-Density Residential District to C-1 Neighborhood Center District to facilitate the establishment of a 20-space ancillary parking lot which includes the lot combination of the subject property with 1012 S Clinton Av; an action requiring City Planning Commission recommendation to City Council.</p>	<p style="text-align: center;">350 Benton Street</p>	<p style="text-align: center;">All cases to be heard at the next hearing scheduled for 12/13/21.</p>

**City Planning Commission Members**

**Present:** Harding, Marlin, Mauser (alternate), Pichardo, Watson

**Absent:** Flower, Williams

City Planning Commission  
Decision Grid  
December 13, 2021

Case # / File #	Address	Record of Vote	Decision
<p><b><u>Case 1/M-005-21-22</u></b> To amend the zoning map by rezoning the properties at 222 and 226 Merchants Rd from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the enlargement of the existing vehicle repair station which includes the lot combination of the subject properties with 218 Merchants Rd, a 2,400 square foot building addition, and the creation of a 17-space parking lot; an action requiring City Planning Commission recommendation to City Council.</p>	222 and 226 Merchants Rd	6-0-0	Recommended Approval
<p><b><u>Case 2/M-007-21-22</u></b> To amend the zoning map by rezoning the property at 10 – 10.5 Jones Av from R-1 Low-Density Residential District to C-2 Community Center District to facilitate the redevelopment of a multifamily dwelling to a mixed use building; an action requiring City Planning Commission recommendation to City Council.</p>	10 – 10.5 Jones Av	6-0-0	Recommended Approval
<p><b><u>Case 3/M-006-21-22</u></b> To amend the zoning map by rezoning the property at 350 Benton St from R-1 Low-Density Residential District to C-1 Neighborhood Center District to facilitate the establishment of a 20-space ancillary parking lot which includes the lot combination of the subject property with 1012 S Clinton Av; an action requiring City Planning Commission recommendation to City Council.</p>	350 Benton St	6-0-0	Recommended Approval
<p><b><u>Case 4/E-009-21-22</u></b> To establish a 20 space ancillary parking lot to serve the properties located at 986-990, 978-982, 1023, 1031-1035, and 1045 S Clinton Av; an action requiring City Planning Commission approval.</p>	1012 S Clinton Av and 350 Benton St	6-0-0	Application Held
<p><b><u>Case 5/E-010-21-22</u></b> To establish outdoor storage at 36 Council St to serve the business Ramar Steel, a steel manufacturer located at the adjacent parcels of 432 and 464 Portland Av; an action requiring City Planning Commission approval.</p>	36 Council St	6-0-0	Approved on Condition
<p><b><u>Case 6/E-011-21-22</u></b> To continue a temporary (24 month) 13 space ancillary parking lot to serve the 48-unit apartment building at 447 Thurston Rd; an action requiring City Planning Commission approval.</p>	444 Thurston Rd	4-0-0*	Temporarily Approved for Two Years until December 14, 2023

Continues on next page...

## City Planning Commission Members

**Present:** Flower, Harding, Marlin, Pichardo, Rebholz (alternate), Watson

**Absent:** Williams

\*Harding and Rebholz recused themselves

## Condition

### Case 5/E-010-21-22

Approved on condition that the perimeter landscaping in the 10 foot front and side yard setbacks be installed in front of the fence.