

Dennis C. Miller, acting chair, called the meeting to order at 7:02 p.m., on Wednesday, December 7, 2011, in the Conference Room, Fourth Floor, City Hall. Also present were commission members M. Brubaker (late), D. Gysberts, R. Thomas, and J. Wheeler. The following staff members were present: K. Maher, Planning Director; S. Bockmiller, Development Planner/Zoning Administrator; A. Rohrbaugh, Planner; and D. Calhoun, Secretary.

### SPECIAL MEETING

#### Land Management Code Amendments - Article 4, Beginning with Section Z

- Page 4-137, P@ - Delete reference to "D-MU" and replace with "CC-MU."
- Generally, it was noted by staff that many of the industrial uses will disappear if the proposed industrial text amendments are adopted.
- Page 4-138 - Mr. Gysberts asked if a legend could be added on Page 4-137 or if a reference page could be included that can be removed and referred to while reading the chart that explains the districts and the various symbols.
- Page 4-141 - A definition needs to be added for "residential scale garage" or a reference needs to be added in the residential section.
- Page 4-141 - Staff noted that this change adds primary and secondary schools as permitted uses in residential districts, as long as they meet all the requirements. The commission added them as permitted uses in the N-MU, CC-MU, CL, CG, CR, POM, and I-MU districts. In the last line, where variances might be needed, the commission added them as special exceptions in the N-MU district and as permitted uses in the CC-MU district. Add a statement in the title bar that a key can be found on page 4-137.
- Page 4-142 - Add a note that when numbers are referenced in parentheses, they refer to the NAICS (North American Industrial Classification System) Code.
- Page 4-142 - Add "Community Gardens" to "Private Parks, Playgrounds."
- Page 1-142 - Under "Cemeteries," there was a question about whether to include pet cemeteries. The commission agreed not to add pet cemeteries to the permitted uses. The language under "Cemetery, columbarium and mausoleum" should be consistent with the human burial ground in the definitions section.

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- Page 4-143 - Add "Outdoor" to "Commercial and Private Membership *Outdoor* Swimming Pools."
- Page 4-145 - Adding large animal veterinary clinics as a permitted use in IG district; add a definition for "Large Animal Veterinary Clinics."
- Page 4-146 - Agri-Tourism was added as a permitted use in the AT district and would include winery tours, hay rides, etc.; need to add a definition for Agri-Tourism.
- Page 4-146 - Add "Catering Kitchens" as a permitted use in CR.
- Page 4-149 - Separate "Pawn Shops" and "Tattoo Parlors" into separate lines.
- Page 4-150 - The "Wholesale and Retail Trade" category is confusing and needs to be clarified; delete the reference to adult businesses, and put a bar between sub-retails and "Automobile and Truck Sales . . ."
- Page 4-151 - Fireworks sales would only be allowed in the IR and IG; delete "only and"
- Page 4-152 - Under "Kennels", add reference to dog day-care.
- Page 4-152 - Check to see if "Personal Care Services" is still needed.
- Page 4-153 - Add "Internet Service Providers, Web Search. . .," "Personal and Household Goods Repair . . .," "Photo Finishing," and "Newspaper Publishers" as permitted uses in the I-MU district.
- Page 4-154 - Add a definition for blacksmithing/farrier.
- Page 4-155 - Add a definition for butchering.
- Page 4-160 - Add a definition for "Social Service Industries" or specifically state the use (i.e., "Homeless Shelter") Staff will look at this more closely.
- Page 4-160 - "Transportation" seems broad. This should be defined better (i.e., "Transit and Ground Transportation Services"— charter bus services, cab companies, limousine companies). There was a concern about whether this includes bus stations.
- Page 4-161 - Under "Warehouse & Storage," delete "only in."

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**Adjourn:** It was moved and seconded that the meeting adjourn at 8:20 p.m.

1/25/2012  
Date

DC Calhoun  
Debra C. Calhoun - Secretary