

MOBILE CITY PLANNING COMMISSION

MINUTES

SEPTEMBER 2, 2021 - 2:00 P.M.

MEETING HELD ONLINE

ROLL CALL:

Members Present	Members Absent
Carlos Gant, Chairman John W. Stubbs, Jr. Shirley Sessions Allan Cameron Taylor Atchison Matt Anderson, MD Nick Amberger (AO)	Jennifer Denson, Secretary Bess Rich, (CC) Susan Carley (S) Kirk Mattei (S)
Planning Staff Present	Others Present
Margaret Pappas, Planning & Zoning Marie York, Planning & Zoning Bert Hoffman, Long Range Planning Victoria L. Burch, Planning & Zoning	Doug Anderson, Staff Attorney Mary Beth Bergin, Traffic Engineering George Davis, City Engineering John Strope, Dogwood Productions

(S) Supernumerary (MD) Mayor's Designee (AO) Administrative Official
(CC) City Council Representative (PJ) Planning Jurisdiction

The notation motion carried unanimously indicates a consensus, with the exception of the Chairman who does not participate in voting unless otherwise noted.

ADOPTION OF THE AGENDA:

Motion made by Matt Anderson. Second by Jay Stubbs. Adopted.

HOLDOVERS:

- 1. 105 North Jackson Street**
(West side of North Jackson Street, 84'± North of St. Michael Street).
Council District 2
PA-001680-2021
Kawauna Gill

Planning Approval to allow an occupancy load of more than 100 persons for a lounge in a T-5.1 Sub-District of the Downtown Development District.

Commissioner Gant recused himself from the application. Jay Stubbs assumed the role as Chairman.

Kawauna Gill, Applicant, and her attorney Larry Moorer, were present.

Mr. Moorer provided the following comments and points:

- provided an overview of the proposed use and hours of operation;
- Ms. Gill was not associated with the previous club which operated at the site;
- there would not be a food component to the operation;
- the proposed hours of operation would be 2 PM to 10 PM on weekdays, except Friday, when it would remain open until 2 AM; and
- the lounge would close at 10 PM on Saturdays and Sundays.

Ms. Gill made the following points:

- the use would be a lounge, not a grill or club; and
- many of the complaints submitted to the Commission appeared to be based on the previous club that operated at the location.

Staff provided an overview of the history of the application, including the first and second holdovers by the Commission, the applicant's community meeting and the names of the property owners and neighbors who submitted concerns regarding the application.

Commissioners, staff and legal counsel discussed the site plan and total occupancy for the property, as well as the difference between bars versus clubs. Commissioners noted that calls were received regarding the parking and noise concerns, as well as an email from a property owner.

Taylor Atchison made a motion to deny based on the three hundred (300) plus occupant load. There was no second, thus the motion to deny failed.

Staff and legal counsel discussed the maximum allowed occupant load per the Fire Code with the Commission.

Commissioners discussed holding the application over until the next meeting in order to allow the applicant to have face to face meetings with the neighbors and discuss the any issues that the property owners may have regarding the proposed use. It was also noted that having a maximum occupant load of less than 200 people would be better, versus the 341 allowed by the Fire Code.

Staff noted that it would be difficult for Planning & Zoning to enforce a reduced occupant load.

Motion to holdover by Nick Amberger. Second by Matt Anderson. Heldover until the September 16th meeting. Shirley Session opposed the motion. Carlos Gant recused from voting.

The Commission heldover this application to the meeting of September 16th to allow the applicant to meet with neighbors.

2. 265 and 267 Dauphin Street

(South side of Dauphin Street, 43'± East of South Jackson Street).

Council District 2

PA-001720-2021

Box Owt, LLC (Artious Walker, Agent)

Planning Approval to allow an occupancy load of more than 100 persons for a food court in a T-5.2 Sub-District of the Downtown Development District.

Commissioner Gant recused himself from the application. Jay Stubbs assumed the role as Chairman.

Artious Walker, Applicant, was present and discussed the following:

- the revised application and the proposed development;
- that the development would not use actual shipping containers, but instead would be building structures that resemble shipping containers; and
- that the building would have restrooms and an open seating area for the restaurants and a small bar.

There were no questions from the Commission, and no one else was present to speak for or against the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

Carlos Gant recused.

The Commission found the following Findings of Fact for Approval for the Planning Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the area is already provided with these services;
- b. the proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available commercial off-site and on-street parking; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it allows for a new business that is in character with existing developments in the area.

The approval is subject to the following conditions:

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- 1) obtaining of all necessary permits for the addition;
- 2) any increase in the occupancy load above 546 persons, or changes to the site plan will require new Planning Approval to be obtained from the Planning Commission;
- 3) obtaining of approval from the Consolidated Review Committee prior to the issuance of permits, including signage;
- 4) compliance with Engineering comments: (*1. A Land Disturbance Permit application shall be submitted for any proposed land disturbing activity with the property. A complete set of construction plans including, but not limited to, drainage, utilities, grading, storm water detention systems and paving will need to be included with the Land Disturbance permit. This Permit must be submitted, approved, and issued prior to beginning any of the construction work. 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. The approval of all applicable federal, state, and local agencies (including all storm water runoff, wetland, and floodplain requirements) will be required prior to the issuance of a Land Disturbance permit. The Owner/Developer is responsible for acquiring all of the necessary permits and approvals.*);
- 5) compliance with the Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*); and
- 6) Compliance with the Fire Department comments: *All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*); and
- 7) Full compliance with all municipal codes and ordinances.

EXTENSIONS:

3. East terminus of Leighton Place

Council District 4

SUB-001027-2019

Leighton Village Subdivision

Number of Lots / Acres: 30 Lots / 12.8± Acres

Engineer / Surveyor: Richard L Patrick, Professional Land Surveyor

The Applicant was not present, however, he informed staff prior to the meeting that he agreed with the staff recommendation.

The City Engineer noted that the streets were under construction in the development.

No one else was present for or against the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

The Commission approved the request for a one-year extension of the Subdivision, subject to the approval of a new Planned Unit Development to allow reduced front and side yard setbacks prior to signing the Final Plat.

**4. 850 Edwards Street
(Southwest corner of Wimbush Street and Whitley Street).
Council District 2
SUB-001342-2020
Africatown Heritage House Subdivision
Number of Lots / Acres: 1 Lot / 0.4± Acres
Engineer / Surveyor: Goodwyn Mills Cawood**

Commissioner Sessions recused from the application.

Applicant, John Adams, a staff attorney with Mobile County, was present and requested a one (1) year extension to finalize the subdivision plat.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.
Shirley Sessions recused from voting.

The Commission approved the request for a one-year extension of the Subdivision.

NEW SUBDIVISION APPLICATIONS:

**5. 6253 Biscayne Circle
(South side of Biscayne Circle, 100'± West of Largo Avenue).
Council District 6
SUB-001728-2021
Brooks Subdivision
Number of Lots / Acres: 2 Lots / 0.5± Acre
Engineer / Surveyor: Gerald A. Smith, PLS**

Applicant, Gerald Smith, was present and agreed to all conditions.

There were no email or correspondence regarding this application.

No one else was present either for or against the application.

Motion to approve by Matt Anderson. Second by Taylor Atchison. Approved.

After discussion, the Planning Commission waived Section V.D.2. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) correction of the street name label from Largo Avenue to Biscayne Circle;
- 2) retention of the right-of-way width of Biscayne Circle on the Final Plat;
- 3) retention of the 25-foot minimum building setback line on the Final Plat;
- 4) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 5) removal via a demolition permit of the existing shed on proposed Lot 2 prior to signing the Final Plat;
- 6) placement of a note on the Final Plat stating that no structure may be constructed or placed within any easement without the permission of the easement holder;
- 7) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Add Largo Avenue to the vicinity map. C. Show and label the Biscayne Circle ROW D. Add a graphic scale. E. Provide the Surveyor's and Owner's (notarized) signatures. F. Revise NOTE #8 to read – "As shown on the 1984 aerial photo (FLIGHT 19 - #78) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 1,800 sf and LOT 2 – 900 sf G. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. H. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.*);
- 8) placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 9) compliance with the Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*); and

- 10) compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.)*

**6. 315 and 317 Morgan Avenue
(East side of Morgan Avenue, 44'± North of Creek Street).
Council District 5
SUB-001733-2021
Esplanade Estates Subdivision
Number of Lots / Acres: 2 Lots / 0.3± Acre
Engineer / Surveyor: Erdman Surveying LLC**

Applicant, Julius Wall, was present and agreed to all conditions recommended by staff.

No one else present for or against the application.

Motion to approve by Matt Anderson. Second by Nick Amberger. Approved.

After discussion, the Planning Commission waived Section V.D.2. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) retention of the right-of-way width of Morgan Avenue on the Final Plat;
- 2) retention of the 25-foot minimum building setback line on the Final Plat, applicable to any new construction;
- 3) retention of the lot size labels in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) compliance with the Engineering comments: *(FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the Surveyor's and Owner's (notarized) signatures. C. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. D. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.);*
- 5) placement of a note on the Final Plat stating the Traffic Engineering comments: *(Site is limited to its existing curb cuts with any changes in size, location, and design to be*

approved by Traffic Engineering and conform to AASHTO standards. All on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.);

- 6) compliance with the Urban Forestry comments: *(Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.); and*
- 7) compliance with the Fire Department comments: *(All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.)*

7. 358 Gulfwood Drive

(Southeast corner of Gulfwood Drive and Gulfwood Drive East).

Council District 7

SUB-001734-2021

Lila's Place Subdivision

Number of Lots / Acres: 2 Lots / 0.4± Acre

Engineer / Surveyor: Erdman Surveying LLC

Applicant, Louise Houston, was present and agreed to all conditions. She noted that she would eventually like to build two houses.

Staff noted that two (2) emails were received in favor of the application.

No one else was present either for or against the application.

Motion to approve by Taylor Atchison. Second by Allan Cameron. Approved.

After discussion, the Planning Commission waived Section V.B.14. of the Subdivision Regulations and Tentatively Approved the request, subject to the following conditions:

- 1) retention of the right-of-way widths of both streets on the Final Plat;
- 2) retention of the 25' minimum building setback line along both street frontages on the Final Plat;
- 3) retention of the lot size label in both square feet and acres on the Final Plat, or the furnishing of a table on the Final Plat providing the same information;
- 4) obtaining demolition permits for both the existing house and shed prior to the signing of the Final Plat;

- 5) compliance with the Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Provide the Surveyor's and Owner's (notarized) signatures. C. Add a note – "As shown on the 1984 aerial photo (FLIGHT 24 - #73) LOTS 1 and 2 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 1,700 sf and LOT 2 – NONE. D. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. E. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.*);
- 6) placement of a note on the Final Plat stating the Traffic Engineering comments: (*Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards.*);
- 7) compliance with the Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*); and
- 8) compliance with the Fire-Rescue Department comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*).

NEW PLANNING APPROVAL APPLICATIONS:

8. 800 Mobile Street

(East side of Mobile Street, 156'± South of Denmark Street).

Council District 1

PA-001742-2021

WE Gethsemane Cemetery LLC

Planning Approval to amend a previously approved Planning Approval to allow a mausoleum expansion to an existing cemetery in an R-1, Single-Family Residential District.

Applicant, Zeke Hudson, was present and agreed to all conditions recommended by staff.

No one else was present for or against the application.

Motion to approve by Nick Amberger. Second by Matt Anderson. Approved.

The Commission found the following Findings of Fact for Approval for the Planning Approval:

- a. the proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the proposed addition to the cemetery will not require an increase in services;
- b. the proposal will cause undue traffic congestion or create a traffic hazard, because the proposed addition is not expected to result in an increase in the amount of traffic to the site; and
- c. the proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because it allows for an expansion within an existing cemetery.

The approval is subject to the following conditions:

- 1) revision of the site plan to depict a compliant buffer;
- 2) provision of a revised site prior to the issuance of permits; and
- 3) full compliance with all municipal codes and ordinances.

GROUP APPLICATIONS:

9. 1490 Telegraph Road

**(East side of Telegraph Road, 225'± North of the East terminus of Lee Street).
Council District 2**

a. SUB-001744-2021 (Subdivision)

Telegraph Road Subdivision

Number of Lots / Acres: 1 Lot / 1.9± Acres

Engineer / Surveyor: Rowe Engineering & Surveying

Applicant, Zeke Hudson, was present and agreed to all conditions.

Staff stated that there were three speakers in opposition present.

Ramsey Sprague, representing the Mobile Environmental Justice Action Coalition (MEJAC), spoke against the application and made the following points:

- MEJAC was formed to address environmental justice concerns for Africatown;

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- not opposed to the subdivision request but has concerns about the non-conforming use of the property;
- any loss of land zoned residential is detrimental to Africatown stability;
- an in-person meeting between the developer and the community would be appreciated;
- there are residential properties across the street from the property;
- the proposed UDC Commercial Warehouse design might be more appropriate;
- the lack of a proposed use warranted a rezoning at this time and stated that he would like the applicant to wait until after passage of UDC; and
- while he didn't think the property could be used for residential purposes, he thought I-2 was too permissive a zoning designation.

Lella Lowe spoke against the application and made the following points:

- Africatown is a great example of an environmental justice community;
- there is a need to address the long-term cumulative impacts to the community, including downzoning unused industrial properties in the area;
- there was no real rationale for the rezoning, as the property is vacant; and
- now is not the time to burden Africatown with additional potential for heavy industry.

Joe Womack spoke against the application and made the following points:

- the Africatown Plan calls for collaboration between people to address zoning issues;
- Africatown has many issues with industrial sites next to residential sites;
- he would like an expansive meeting to address and rezone numerous properties in the community;
- asked that the Commission to delay or deny the rezoning request and have a meeting with the community; and
- stated that he would like the applicant to meet with the residents.

Zeke Hudson, applicant, spoke in response to those opposed to the requests and stated the following:

- the property has been industrially used for over 60 years;
- wasn't sure how its zoning was residential, but the purpose of the application was to bring the site into conformity with surrounding zoning and uses;
- there are no current tenants or a pending sale, just trying to clean the property up; and
- the property may be sold at some point in the future.

Commissioners noted that the site was surrounded by industrial and warehouse uses, making future use for residential purposes very unlikely. It was also noted that the Commission only makes a recommendation to the City Council regarding zoning requests.

Motion to approve by Nick Amberger. Second by Allan Cameron. Approved.

After discussion, the Planning Commission Tentatively Approved the request, subject to the following conditions:

- 1) retention of the lot sizes in square feet and acres;
- 2) depiction of the 40-foot minimum building setback along Telegraph Road;
- 3) full compliance with Engineering comments: (*FINAL PLAT COMMENTS (should be addressed prior to submitting the FINAL PLAT for review and/or signature by the City Engineer): A. Provide all of the required information on the SUBDIVISION PLAT (i.e. signature blocks, signatures, certification statements, written legal description, required notes, legend, scale, bearings and distances) that is required by the current Alabama State Board of Licensure for Professional Engineers and Land Surveyors. B. Show and label the POB on the Plat. C. Provide the Surveyor's and Owner's (notarized) signatures. D. Add a note to the SUBDIVISION PLAT stating that as shown on the 1984 aerial photo (FLIGHT 28 - #64) LOT 1 will receive historical credit of existing (1984) impervious area towards stormwater detention requirement per Mobile City Code, Chapter 17, Storm Water Management and Flood Control) as follows: LOT 1 – 32,000 sf. E. Email a pdf copy of the FINAL SUBDIVISION PLAT and LETTER OF DECISION to the Permitting Engineering Dept. for review at land.disturbance@cityofmobile.org prior to obtaining any signatures. No signatures are required on the drawing. F. After addressing all of the FINAL SUBDIVISION PLAT review comments provide the ORIGINAL (with all signatures except for the Planning Commission, Traffic Engineering, and City Engineer), one (1) copy, and a transmittal letter to the Engineering Permitting Department. They can be dropped off at 205 Government St. or mailed to PO Box 1827, Mobile, AL, 36633.*)
- 4) placement of a note on the site plan stating the following Traffic Engineering comments: (*Site is limited to two curb cuts with size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Section 64-6 of the City's Zoning Ordinance.*);
- 5) compliance with the Urban Forestry comments: (*Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.*); and
- 6) compliance with the Fire Department comments: (*All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled commercial buildings and 600' of sprinkled commercial buildings.*).

b. ZON-001743-2021 (Rezoning)

Norden Realty, LLC (Marty Norden, Agent)

Rezoning from R-1, Single-Family Residential District, to I-2, Heavy Industry District.

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See the discussion under the Subdivision application.

Motion to approve by Allan Cameron. Second by Nick Amberger. Approved.

The Commission recommends this application for Approval, for the following reasons:

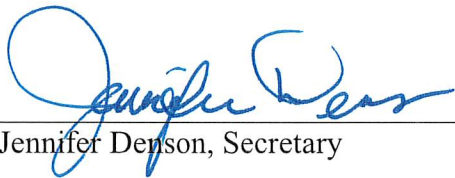
- a) there is a manifest error in the Ordinance; and
- b) there are changing conditions in the area.

The approval should be subject to the following conditions:

- 1) completion of the Subdivision process; and
- 2) full compliance with all municipal codes and ordinances.

OTHER BUSINESS:

Minutes approved: September 19, 2024



Jennifer Denson, Secretary



Kirk Mattei, Vice Chairman