

**PLANNING AND ZONING COMMISSION  
MINUTES  
April 19, 2011**

**ATTENDEES:**

Members  
Pam Buckley  
John Staley  
Peck Miller  
Joel Brous  
Lauren Taylor  
Tom Singman

Staff  
Blaine Smith  
Kay Stroud  
Jesse Houston  
Bob Nelson  
Will Esham

**CALL TO ORDER – 7:00 PM**

**I. APPROVAL OF MINUTES:**

Minutes of April 5, 2011.

**MOTION/Taylor**                      **SECONDED/Singman**    Vote was unanimous (6-0).  
Record shows that Chris Shanahan was absent this evening.

**III. APPOINTMENT:** Taken ahead of the public hearing.

1. Request for approval to operate a temporary commercial parking lot located on the west side of Philadelphia Avenue between 25<sup>th</sup> and 26<sup>th</sup> Streets, and known locally as 2501 Philadelphia Avenue

**APPLICANT: OC Holding, LLC**

**MOTION/Taylor**                      **SECONDED/Singman**    Vote was unanimous (6-0) to  
approve with the following conditions:

1. Limited to two event dates this season – June 6<sup>th</sup> thru 9<sup>th</sup> for the Air Show and July 1<sup>st</sup> thru 4<sup>th</sup> for 4<sup>th</sup> of July festivities.
2. Maintain premise year-round.

**II. PUBLIC HEARING:** Record shows no opposition to any sitting Commissioner.

To consider amendments to Section 110-876 – Outdoor Lighting Requirements.

The purpose of the public hearing is to promulgate new outdoor lighting standards to establish maximum permitted levels of illumination within the various zoning districts, to require appropriate shielding of light fixtures, and to provide exceptions under certain circumstances.

**APPLICANT: PLANNING & ZONING COMMISSION (FILE #11-14100002)**

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The need for more definitive standards for project review prompted this hearing. No one from the audience made testimony in favor or opposition.

**MOTION/**Miller                    **SECONDED/Singman** Vote was unanimous (5-0) to continue the discussion at the next meeting after reviewing the report the staff comes up with within the next two weeks (May 3, 2011) with good and bad examples of lighting issues that exist within the City.

**AND**

To consider amending Section 110-932(b)(20) regarding the minimum off-street parking requirements for unenclosed outdoor dining areas. The Commission will consider more specifically defining the term “unenclosed outdoor dining” as it relates to parking requirements and parking exemptions. The Commission will consider specifying that an unenclosed outdoor dining area must be completely open, unenclosed and uncovered, with the exception of temporary removable table top umbrellas and open railings not to exceed the minimum dimensional standards required by life safety regulations.

**APPLICANT: PLANNING & ZONING COMMISSION (FILE #11-14100003)**

The purpose was to specifically define the term “unenclosed outdoor dining” in relation to onsite parking requirements. Local attorney Paul Abu-Zaid testified in favor of the above definition including the language “uncovered by a roof or canopy” if parking tabulation would be exempt. In order to cover the outdoor dining area, parking should be charged against it. Commission deliberation produced this language “open, outdoor dining is open-air, enclosed only with railings or patio-wall (knee wall) of a maximum of 42” in height, and not to exceed an umbrella size of 11-12’ circumference for each table.

**MOTION/**Miller                    **SECONDED/Taylor** Vote was unanimous (5-0) to continue the discussion at the next meeting after Mr. Houston and staff adjust language necessary to amend the regulation.

**IV. ADJOURNMENT – 8:25 PM**

John Staley, Secretary 5/3/11  
John Staley, Secretary                    Date

