

DRAFT
Forest Hills Planning Commission
MINUTES OF 3/30/2011

COMMISSION MEMBERS IN ATTENDANCE: Norm Keller, Doug Philp, Dave Tkacik and, Steve Greenberg

Absent: Bob Thompson, Lisa Michel, and Marilyn Gelzhiser

Meeting started at 7:35 p.m.
Adjourned at 9:30 p.m.

There was unanimous approval of minutes for February 2011 meeting, a quorum having been established.

Scott McGaw (sp?) is new member.

It was noted that no “refreshing” of the cross-walk issue was necessary for Rite Aid.

Commission understands that Kliment Building only has obtained approval for a restaurant, not the apartment units and will come back before the Commission.

It was noted that section 21-602(7)(a) of the construction waste dumpsters and temporary storage units was lacking a negative and should have read “ will not create a safety hazard”

In general, the Commission’s opinion is that the regulations in the Ordinance will impose additional burdens on the Code Enforcement Officer that will be overly difficult if not impossible to be enforced. The Commission noted a number of inconsistencies with other sections of the zoning code and typical construction practices. The Chairman was asked to contact the solicitor to address some of the concerns and to review at the next meeting.

Some of the concerns of the Commission were as follows:

The Commission believes the ordinance contains excessive penalties.

There is also a potential conflict 27-1006 temporary or portable structures which allows for temporary structures to exist on a property for 6 months. The Commission noted that making the property owner liable for any damage to the

street or sidewalk neglected to consider that the damage could be caused solely by the company renting the temporary storage unit and that there were appropriate remedies at law. There were concerns raised over the scope of the definition of “driveway” as defined in the Ordinance.

A statement of the intent of the Ordinance was lacking.

3/8/11 notes

- 1. OK**
 - a. Ok**
 - b. Ok – suggestion to review Adams and Springfield environmental regulation samples. We can attach them as PDF for reference material. The Original environmental regulations will also be forwarded.**
- 2. Off street parking**
 - a. Commission considered whether there should be additional use categories for parking. Doug Phillips is to do a draft of two pages or less and add uses and send to members when finished.**
 - b. OK**
 - c. Planning Commission unaware of these sample regulations. Were they sent out?**
- 3. The table is correct – this is an error in the 3/8/11 summary. Whoever wrote the conditional use criteria made a mistake.**

Next scheduled meeting, April 27, 2011 @ 7:30 PM

Minutes noted by Dave Tkacik