

DRAFT
Forest Hills Planning Commission
MINUTES OF 10/27/2010

COMMISSION MEMBERS IN ATTENDANCE: Norm Keller, Doug Philp, Lisa Michel, and new member Dave Tkacik,
Absent: Bob Thompson, Marilyn Gelzhiser, and Steve Greenberg.

The minutes of the prior meeting were adopted unanimously.

Public attendees: None.

The Marcellus Shale draft-zoning ordinance was introduced and will be reviewed. The Commission will be interested to hear the legal opinion of our solicitor or special counsel on this issue.

RE: The former Kliment building issue. Because of the proposed increased floor area and subsequent increased seating (from the prior Bacchus restaurant), the Planning Commission expects the parking requirement to exceed the existing (parking) lot. Therefore, a parking study is warranted.

The Commission noticed that the Zoning Ordinance appears to have an error at Section 27 204(A) in that the parking requirement is stated as 2 spaces per 1,000 ft. At the time of the consideration of the overlay district there was a discussion about the exemption of 1,500 sq. ft. from the gross footage. The parking ratio stated is illogical and it may be that the ratio was stricken from the proposal and survived subsequent revisions.

The chart at 27-701 has patent error, see e.g. "Use: Office Parking: One Space for Three beds..."

The Commission will review prior iterations of the ordinance to determine whether the parking section of the ordinance was revised at the time of the promulgation of the Town Center Overlay or thereafter. If not, the Commission will recommend corrections to the ordinance be adopted.

Meeting started at 7:35 p.m.
Adjourned at 8:35 p.m.

Minutes by Lisa Michel

Next scheduled meeting, December 2, 2010 @ 7:30 PM

Meeting adjourned 9:30