

Planning Commission Meeting August 2, 2018 5:00 PM

Chuck Marian, Dawn Andrews, Rich Aronson, Kate Chatot Karen Deasy

1. Review agenda
2. Public comment
none
3. Village Zoning regulation changes – Draft – review parking

Board reviewed parking requirements for surrounding communities and agreed that they fell within a very similar range. Also agreed that residential uses create a different demand for parking as access needs to be available at all hours. The board reviewed the draft parking requirements and made the following changes.

- Residential and mixed use residential units - 1.5 spaces per unit or resident rm
- Elderly Housing - 1 per sleeping rm
- Places of public assembly, restaurants - one per 4 seats
- Office business services and clinics – one per 300 sf of public space and office area
- Commercial business and unspecified uses - one per 500 sf of retail area
- Businesses that store vehicles must provide off street parking for that use.
- Onsite parking is to be developed to the side or rear of a parcel, beyond the setback for construction.
- Multi use buildings must provide parking for each use.

The Development review board will establish minimum parking requirements for those not listed in this table and can adjust off street parking if the landowner can demonstrate there is adequate space for the intended use.

The Board discussed loading and service areas and determined that they would not put specific language in for loading zones.

The board also decided that changing the parking space size to 9 x 18 fits with other standards. The board will use language from Danville parking for ADA

requirements with the change indicating that Handicapped spaces shall be clearly marked and signed.

Signage - the board discussed signage and agreed that in the village area signage requirements should vary, signs should not be internally illuminated and shall be permitted to have a sign light when the business is open.

For commercial building mounted signs a 50% coverage of the front of the building shall be permitted, hanging or ground mounted signs cannot exceed the 16 sf of area per structure.

Lighting exterior lighting shall be shielded and directed downward, lighting shall also not fall on the adjacent lot.

The board also indicated that a temporary sign requirement and directional signs should be discussed.

4. other business

CVRPC would like to schedule a meeting to review the tactical basin plan. The board chose two dates as tentative August 27th and Sept. 10th. Karen will coordinate with CVRPC.

5. Next meeting date September 6, 5:00 pm

Submitted by Karen Deasy